

**CITY OF ASHEVILLE**  
and  
**ASHEVILLE REGIONAL HOUSING CONSORTIUM**

**CONSOLIDATED ANNUAL PERFORMANCE AND  
EVALUATION REPORT**  
**FOR THE CDBG AND HOME PROGRAMS**

**Year Ending June 30, 2010**

**Submitted to the Citizens of Buncombe,  
Henderson, Transylvania and Madison Counties  
and the U.S. Department of Housing and Urban Development  
September 28, 2010**

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## ABBREVIATIONS USED IN THIS DOCUMENT

ABCCM	Asheville Buncombe Community Christian Ministry
ABCRC	Asheville-Buncombe Community Relations Council, Inc.
ADDI	American Dream Downpayment Initiative
AHC	Affordable Housing Coalition of Asheville Buncombe County, Inc.
AMI	Area median income
CAPER	Consolidated Annual Performance and Evaluation Report (this report)
BG	Block Group (within census tract)
CBDO	Community-Based Development Organization (a special type of non-profit defined in CDBG program rules)
CDBG	Community Development Block Grant (program)
CHDO	Community Housing Development Organization (a special type of non-profit defined in HOME program rules)
CoC	Continuum of Care
CT	Census Tract
DPA	Down Payment Assistance
EMSDC	Eagle/Market Streets Development Corporation
FMR	Fair Market Rent
FTE	Full Time Equivalent (measure of job creation)
HAC	Housing Assistance Corporation
HACA	Housing Authority of the City of Asheville
HMIS	Homeless Management Information System
HOME	HOME Investment Partnerships Act (program)
HTF	Housing Trust Fund
HUD	U.S. Department of Housing and Urban Development
LBP	Lead-based paint
LIHTC	Low Income Housing Tax Credits
LI	Low-income (below 80% of AMI)
M/F	Multi-family (housing)
MHO	Mountain Housing Opportunities, Inc.
N/C	New construction
NCHFA	North Carolina Housing Finance Agency
NCR	National Church Residences
NHS	Neighborhood Housing Services of Asheville, Inc.
NRSA	Neighborhood Revitalization Strategy Area
S/F	Single family (housing)
The Consortium	The Asheville Regional Housing Consortium
WCCA	Western Carolina Community Action

Throughout this document we use income definitions from the HOME and Section 8 programs:

“Low income” = people from households with gross income less than 80% of area median’

“Very Low Income” = household income below 50% AMI

“Extremely Low Income” = household income below 30% AMI

# **CITY OF ASHEVILLE**

## **CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT**

**For Fiscal Year July 1, 2009 - June 30, 2010**

### **Section I: Introduction**

This report (the “CAPER”) describes the activities and accomplishments of the City of Asheville and the Asheville Regional Housing Consortium in their housing and community development programs in fiscal year 2009-10. It focuses on how the City and the Consortium used federal Community Development Block Grant (CDBG) and HOME Partnership Act (HOME) funds, but it also mentions other closely related activities.

This is the fifth and final year of reporting on the goals and objectives set out in the City’s Consolidated Strategic Housing and Community Development Plan for 2005-2010. Next year’s CAPER will report on the goals and objectives set out in the City’s Consolidated Strategic Housing and Community Development Plan for 2010-2015.

The City of Asheville has been a CDBG entitlement community since 1974. We receive an annual grant from the U.S. Department of Housing and Urban Development (HUD) to be used within the City. CDBG funds can be used with great flexibility to provide “decent housing and a suitable living environment and expanding economic opportunities principally for persons of low and moderate income”. The City of Asheville also received Recovery Act (ARRA) funding through the CDBG-R program. The HOME program, also funded through HUD, provides a block grant specifically for affordable housing. The City of Asheville joined with Buncombe, Henderson, Madison, and Transylvania counties in 1993 to form a consortium large enough to qualify for HOME funding. The HOME sections of this report therefore cover a wider geographic area than the CDBG sections. The City of Asheville is responsible for program administration, with advice from a Board on which all Consortium member governments are represented.

This report starts with brief overviews of CDBG, CDBG-R and HOME expenditures and accomplishments (Section II) and the other funds they leverage (Section III). Section IV describes how activities address the objectives in our Strategic Plan. A summary of citizen comments (Section V) is followed by HUD-required certifications in Section VI. Section VII is a self-evaluation of progress, barriers to progress, and changes that are affecting our programs. Sections VIII and IX contain details of each activity receiving CDBG or HOME funds. Maps showing the location of these activities are in Section X. Section XI contains financial summaries and statistical information on program beneficiaries.

## Section II: Overview of Achievements

The City of Asheville and Asheville Regional Housing Consortium supported 42 separate projects with CDBG (20) and HOME (22) funds during the reporting year. Detailed descriptions of all program activities can be found in Section VIII (CDBG) and Section IX (HOME). An additional four projects were underway with CDBG-R funds, and accomplishments are included in this report. The key accomplishments of these projects were as follows:

- 257 units of affordable housing were assisted, comprising:
  - 50 new homes built and sold to first-time homebuyers
  - 15 other homebuyers provided with direct homeownership assistance
  - 4 new rental units constructed; another 123 were in construction, to be completed this year.
  - 102 owner-occupied units rehabilitated or repaired
  - 72 households received short-term rent and or relocation assistance
  
- 16,147 individuals benefited from human service and other programs:
  - 2,517 people received financial, relocation, housing and other support services
  - 3,739 homeless people or those threatened with homelessness received shelter, meals, or other services
  - 21 young people received employment training through Green Opportunities Asheville GO program
  - 803 people received fair housing information and/or conciliation or settlement of their fair housing complaints.
  - 1,726 people benefitted from improvements to transit, traffic calming and community facilities.
  
- 102 persons received business training, resulting in the start-up or expansion of 78 micro-businesses, creating 16.5 F.T.E.'s and retaining 25 F.T.E.'s.

Programs must be targeted primarily to households below 80% of area median income. For the reporting period, excluding administrative expenses, 91% of CDBG and 100% of HOME funds directly benefitted households at or below 80% AML.

Receipts and expenditures of CDBG and HOME funds are shown in Table 1.

**Table 1 - Receipts, Expenditures and Leveraging of CDBG and HOME funds**

Income:	CDBG	HOME\ADDI	Other Funds
Unexpended Balance at July 1, 2009	757,494.55	1,095,344.89	n/a
2008 Entitlement Grant	1,235,870.00	1,462,387.00	
Program Income and Other Repayments	165,444.25	543.69	
Adjustments to 2007-08			
Total funds Available	2,158,808.80	2,558,275.58	-
Expenditures:			
Housing	589,400.00	1,223,008.00	20,430,842.85
Economic Development	260,598.00	-	1,109,283.00
Public Services & Fair Housing	214,830	-	2,731,536.30
N'hood Improvements & Infrastructure	-	-	252,875.00
Debt Services	2,849.00	-	-
Planning & Administration	223,059.00	236,777.00	36,993.00
Total Expended:	1,290,736.00	1,459,785.00	24,561,530.15
Unexpended Balance at June 30, 2010	868,072.80	1,098,490.58	n/a

### Section III: Leveraging Other Funds

An important feature of our programs is the amount of funding leveraged by use of CDBG and HOME dollars, in other words, the resources that are used along with CDBG and HOME dollars to address consolidated plan objectives.

The last column of Table 1 shows how much was spent from other sources on CDBG- and HOME-assisted activities. It shows that for every CDBG or HOME dollar spent on these activities, at least \$8.93 was leveraged from other sources in FY 2009-2010.

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## Section IV: How Activities Addressed Strategic Plan Objectives

### *Affordable Housing*

The City of Asheville and its partners used CDBG, CDBG-R and HOME funds to produce a total of 257 affordable housing units during the reporting year. “Production” includes units of rehabilitation, down-payment assistance, rent assistance, public housing units assisted, as well as new construction. Table 2 below compares this production and other outcome measures with the targets set out in our Consolidated Strategic Plan for 2005-2010. We have met or exceeded total targets for the 5 year period in every category except new construction (or rehab) for rental, and 123 units are currently under construction and will be completed and occupied this year. Table 16 in Section XI provides a breakdown of beneficiaries by location and tenure type.

**Table 2 - Affordable Housing Targets and Outcomes**

Production Type/Performance measures*	Annual		Achievements					
	Targets	5 year Target	FY	FY	FY	FY	FY	5 Year
			2006	2007	2008	2009	2010	
<b>New construction (or rehab) for homeownership</b>								
Units	40	200	46	44	30	29	50	199
Minority homebuyers	10	50	10	10	13	5	16	54
<b>New construction for rental</b>								
Units	60	300	37	128	40	63	4	272
Unit-years of ensured affordability:	900	4500	1095	3840	1200	1890	120	8145
<b>Rehabilitation/Repair of owner-occupied units</b>								
Units	40	200	43	50	77	56	102	328
Unit-years of extended housing life	275	1375	125	327	205	174	560	1391
Units with lead-based paint passing clearance test after rehab	5	25	2	10	0	0	0	12
<b>Rehabilitation of rental units</b>								
Units	15	75	5	89	378	0	1	473
Unit-years of extended affordability	225	1125	95	2670	795	0	0	3560
Units with LBP passing clearance test after rehab	5	25	4	19	0	0	0	23
<b>Direct homeownership assistance only</b>								
Units	10	50	17	27	15	19	15	93
Minority homebuyers	4	20	2	6	5	3	3	19
<b>Rent or Relocation Assistance</b>								
Units	35	175	56	81	44	34	72	287
Very low-income (<50% AMI) renters assisted	30	150	48	70	29	12	69	228
<b>Total units</b>	<b>200</b>	<b>1000</b>	<b>204</b>	<b>419</b>	<b>584</b>	<b>201</b>	<b>257</b>	<b>1665</b>

In addition to the units listed above, at least another 209 units were provided this year that did not use CDBG or HOME funds:

- 51 new affordable single-family homes were assisted under the City's fee rebate program and were not assisted with other City or federal funding.
- 157 emergency repairs were completed by MHO in Asheville and Buncombe County that were not CDBG-assisted. One Rural Repair was made with State-CDBG Scattered Site funding.

### ***Housing for People with Special Needs***

The Strategic Plan's first priority in housing is "to help those with the greatest needs - the homeless, people with extremely low incomes, the frail elderly, and people with disabilities". Out of the 253 housing beneficiaries listed in Table 16, at least 73 households (29%) were elderly, and 181 households (72%) had incomes below 30% of area median. From Tables 14 and 15 (housing projects only), 51 persons (11%) were disabled. CDBG-funded housing-related services (Table 14) helped 4,147 extremely-low-income persons or households, 719 disabled non-elderly households or people, 308 elderly households or people, and 2,582 homeless households or people. Additionally, 86 homeless households were assisted in obtaining permanent non-supported housing.

All our housing programs can, and most do, serve people with disabilities and we have emphasized both accessibility and "visitability" in our evaluation of new housing projects. Retrofitting existing homes to make them accessible to disabled homeowners is a routine part of the rehabilitation programs operated throughout the consortium.

### ***Public Housing***

The Strategic Plan does not set specific targets in the Public Housing area. The City and the Regional Housing Consortium rather seek to assist the eight housing authorities in the Consortium area in achieving the objectives in their five-year plans. The following tables provide an update on the public housing units and vouchers administered by each authority

**Table 3 - Update on Public Housing Units - June 2010**

**\*\* Vacancies include units off-line for modernization or repair, and units assigned to applicants but not yet occupied, as well as units available for leasing.**

	Units	Vacant units**	Waiting List	HUD capital funding (change)	HUD operating funding (change)
Asheville	1540	82	722	\$2,473,715	\$6,726,358
Hendersonville	Agency did not report				
Brevard	163	25	yes	264,810	515,742
Hot Springs	60	0	yes	\$128,713	\$182,993
Mars Hill	47	0	33	\$68,265	\$111,000
Madison County	40	2	14	250,090	144,125

**Table 4 - Update on Section 8 Housing Choice Voucher Programs**

	# of Vouchers	Waiting List	% returned unused **	HUD funding in 2006-07	Section 8 Homeownership***
Asheville & Buncombe	1355	938	10%	\$7,081,117	12
Henderson & Transylvania *	646	1,020	50%	\$2,618,468	9
Madison County	191	53	30%	\$831,119	0

\* Western Carolina Community Action administers vouchers for Henderson and Transylvania counties

\*\* Approximate percentage of vouchers issued during the year to people on the waiting list whose vouchers then expired before they could find a suitable unit to rent.

\*\*\*Number of voucher-holders purchasing a home and utilizing their vouchers as a source of mortgage repayment (Madison County does not operate this program)

The City of Asheville works particularly closely with the **Housing Authority of the City of Asheville (HACA)**, which serves both Asheville and Buncombe County.

During the reporting year the City partnered with the Housing Authority in the following projects:

1. The Housing Authority instituted a new **Tenant Based Rental Assistance (TBRA)** program to provide security deposits to households qualifying for Housing Choice Vouchers but unable to use them because of the lack of security and utility deposit money.
2. **Woodfin Apartments**, owned by HACA but not part of its public housing stock, provides 19 units of housing for formerly homeless people, including those with chronic mental illness and HIV/AIDS, and has been supported by City CDBG and HOME funding (see Section IX). During the past year, the twelve Shelter+Care project based units were 100% occupied. Residents of the remaining units are supported through Housing Choice, HOPWA or Mainstream vouchers.

3. Other City departments, including the Police Department, Sanitation Division, and Public Works Department continued to work closely with the Housing Authority on a number of **crime prevention and neighborhood improvement projects**. Close collaboration with the Police Department has continued to enhance safety and security in the HACA developments. The Weed & Seed program operating in and around Pisgah View Apartments has helped build opportunities for residents in that community while working to weed out much of the crime.
4. HACA has coordinated its planning efforts with the City over the past year to align HACA's goals in the Five-Year PHA Plan with the City's Five-Year Consolidated Plan. HACA continues its assessment of opportunities to participate in Choice Neighborhoods/HOPE VI program, in collaboration with City staff.
5. HACA joined as a partner with the City of Asheville, Mountain Housing Opportunities and other key partner organizations in the support of the City's Sustainable Communities Challenge Grant application. HACA also joined as a partner with the City in a HUD Sustainable Communities Regional Planning grant application, led by the Land of Sky Regional Council.

### ***Homelessness***

The 2010-2015 Five-Year Strategic Plan clearly identifies the strategies of the 10-Year Plan to End Homelessness as the solution to ending chronic homelessness and reducing all types of homelessness. Following suit, the City's strategic plan supports initiatives to end homelessness as a priority for 2010-2011. Likewise, the County has made a strong commitment to addressing housing crisis through funding and programmatic innovations.

Collaborative efforts by public and private groups, led by the City of Asheville and Buncombe County's Homeless Initiative Advisory Board, have resulted in concentrated resources focused on housing stabilization services and financial assistance designed to help prevent and end homelessness. Emerging results from the Homeless Management Information data System (HMIS) and from the annual Point in Time Count suggest that benchmarks for ending homelessness are being met.

Overall, more people are accessing permanent, supportive housing while less people are living in places not meant for human habitation. However, the downturn in the economy and stresses to the mental health, detention, and health care systems impact the effectiveness of strategies used to end homelessness.

#### **Funding for Housing Services and Financial Assistance:**

- A chronic-homelessness team supported by the City, County, Housing Authority, and outreach and housing agencies are helping the hardest-to reach people who have experienced chronic homelessness get off the streets and into housing. In 2009-2010, 9 people accessed housing through this project. (waiting on David Nash to confirm number)
- An additional 35 Veterans Supportive Housing Vouchers were granted to the Veterans Administration, giving veterans (individuals and families) experiencing homelessness access to Housing Choice vouchers and supportive services.

- \$44,503 in new funding was granted to the Asheville-Buncombe Continuum of Care for permanent, supportive housing. This is in addition to the \$898,401 in renewal grants that help fund services and housing.
- 112 people in 42 households were rapidly re-housed while 42 people in 26 households were prevented from becoming homeless, with the average cost of financial assistance and housing stabilization services being \$1,975/household.
- \$620,612 in City of Asheville CDBG & HOME funds for Housing Stabilization and Financial Assistance programs helped people access stable housing.
- \$152,000 in services funding from Buncombe County supported people emerging from homelessness through SOAR, Case Management, and the Homeless Management Information System/Homeless Initiative.

#### Data Collection:

- Enough accurate data was entered into HMIS to allow Asheville-Buncombe to participate in the Annual Homeless Assessment Report for the first time. The number of cases entered in HMIS increased by 90 %, with 96% having all necessary data.
- The Jail and Department of Social Services implemented an intake procedure that asks every client engaging with the systems what their housing status is. This allows for real-time evaluation of need both at an individual and on a systems level.

#### Community Participation:

Homeless Coalition meetings made up of individuals who have or are experiencing homelessness, their advocates, faith groups, and service agencies have a strong attendance on a monthly basis, and along with the Homeless Initiative Advisory Committee have sponsored:

- Homeless Persons' Memorial Day: a local faith group gathered the community together to commemorate 25 people who perished while homeless in 2009.
- Inter-Faith Faith Summit: "From Sandwiches to Solutions" - 70 representatives from the community gathered to learn about homelessness and brainstorm solutions that would have a lasting impact on the community. Two workgroups formed and are currently engaged in planning ways to help address homelessness.
- Landlord Luncheon: To educate landlords about housing first, service providers, tenants, and landlords gathered to share their experience with interested landlords. Additionally, attorneys from two law firms provided free training on landlord and tenant rights and responsibilities. One person obtained housing as a result of that meeting, and providers and landlords agreed to formalize their relationships through the development of a list accessible to providers and potential tenants.

- Project Connect and the VA Stand Down: These two events partnered together to bring service providers, businesses, community volunteers, and people at risk of homelessness together for one day to remove barriers. About 300 people were able to access services, many for the first time.

**Table 5 - CDBG- and HOME-Funding to Address Homelessness**

Program	Assists persons who are	Prevents Homelessness	FY2006	FY2007	FY2008	FY2009	FY2010
	Homeless		Funding	Funding	Funding	Funding	Funding
Homeward Bound A HOPE Homeless Programs	Yes	Yes	\$95,000	\$90,000	\$118,000	\$124,400	\$94,400
Homeward Bound-Rent Assist.	Yes	Yes	--	--	\$44,076	\$37,500	\$35,000
MHO - Housing services	Yes		\$85,000	\$100,000	\$133,000	\$150,000	\$155,000
Bunc. Co. Crisis Stabilization Unit	Yes	--	--	\$86,000	--	--	--
AHC - 10-year Plan Coordination (City of Asheville, 2008)	Yes	Yes	\$15,000	\$30,000	\$30,000	\$18,000	\$18,000
PLS - Resource Development	Yes	Yes	\$40,000	\$40,000	\$40,000	\$18,000	\$18,000
PLS - Homelessness Prevention	Yes	Yes		\$18,000	\$30,000	\$25,000	\$45,000
AHC/OnTrack - Rental counseling	Yes	Yes	\$60,000	\$50,000	\$60,000	\$52,500	\$40,000
AHC/OnTrack - Rent assistance	Yes	Yes	\$50,000	\$50,000	\$31,076	\$12,500	\$20,000
CCCS - On Track Credit Counseling	--	Yes	\$25,000	\$17,000	\$30,000	\$30,000	\$40,000
HACA- Rent Assistance	Yes	Yes					\$64,782
Helpmate Domestic Violence Shelter	--	Yes	--	\$120,000	\$8,000	\$8,000	\$8,000
<b>Total</b>			<b>\$370,000</b>	<b>\$601,000</b>	<b>\$524,152</b>	<b>\$475,900</b>	<b>\$538,182</b>

## Fair Housing

In 1987 the City of Asheville and Buncombe County adopted a fair housing ordinance substantially equivalent to federal law. This ordinance set up the Asheville Buncombe Fair Housing Commission and empowered it to adjudicate fair housing complaints. The Asheville-Buncombe Community Relations Council (ABCRC) acts as the executive arm of the Fair Housing Commission and is responsible for administering the fair housing program in the City and County and investigating fair housing complaints. ABCRC was the first local agency in the nation to be certified by HUD to investigate housing discrimination under federal law. It receives funding from City and County General Funds, from City CDBG funds, and from HUD Fair Housing Assistance funds (via the City).

During the reporting period, ABCRC reported 17 dual filed (HUD) cases and 40 other cases. ABCRC provided complaint investigation, education and outreach to 803 people.

Tables 14 and 15 show the income and racial characteristics of CDBG and HOME fund beneficiaries. Of note:

- 32% all persons assisted with CDBG funds for housing were African-American. 4% were Hispanic.
- 23% of all persons assisted with HOME funds were African-American. 9% were Hispanic.
- African-Americans comprised 25% of new homeowners, assisted through new construction or down-payment assistance. 8% of assisted households were Hispanic.

The 2006 **Analysis of Impediments to Fair Housing Choice** identified eight principal impediments:

1. The lack of affordable housing (this was identified as the single most serious impediment to fair housing choice in our area)
2. The lack of accessible housing for people with disabilities
3. The rise of predatory lending targeted to minorities
4. The lack of resources for immigrants and exploitation of their fear, legal status, and language barriers
5. Zoning regulations that severely restrict the location of multi-family housing or special needs housing
6. The absence of affordable transportation
7. The lack of Minimum Housing Code enforcement throughout the Consortium
8. Section 8 voucher holders' inability to utilize their vouchers

For the reporting period, the City of Asheville and the Regional Consortium Board made progress in the following areas related to the reduction in impediments to fair housing:

#### **Impediment #1 - Lack of Affordable Housing**

For FY 2009-10, the City of Asheville and the HOME Consortium members committed thirty-five percent (35%) of CDBG program funds and 100 percent (100%) of HOME program funds (minus administration) to 22 projects that would produce a projected 315 affordable housing units. Projects were located throughout the Consortium area.

In addition, the Affordable Housing Plan accepted by the Asheville City Council in June of 2008 is a framework for initiatives designed to lead to more affordable housing creation. A core group of community representatives from the Task Force (the Affordable Housing Working Group) continues to work on the Plan to develop policies and strategies to present to the HCD Committee prior to moving these items to the City Council for consideration. This Working Group presented its five highest priorities to the City this year.

A revision of the City's Unified Development Ordinance to allow for greater density in residential neighborhoods is being considered for adoption in 2010; the City has developed a transportation overlay to guide best locations for affordable housing development.

Enabling the use of City-owned land for affordable housing continues as a priority. Asheville Area Habitat for Humanity is now building houses on the Brotherton site, sold by the City Habitat last year. The City and Habitat began discussion this year regarding a site purchased by the City during foreclosure proceedings. The City had lent Housing Trust Funds to a developer who defaulted on the City and private financing.

### **Impediment #3 - Rise in predatory lending targeting minorities**

Pisgah Legal Services (PLS), through its Homelessness Prevention Project (HPP), which is funded by the United Way, the Z. Smith Reynolds Foundation and other sources, works to prevent families and individuals from losing their homes to eviction or foreclosure. A significant component of the HPP is the identification of predatory lending practices and financial accounts that may be contributing to a client's crisis. Staff Attorneys provide advice, negotiation and court representation for eligible clients. Moreover, PLS has found that teaching its partner agencies how to recognize the presence of a predatory mortgage or other financial account ensures that information on options to avoid predatory lending and prevent foreclosure reaches the entire community. PLS partners with agencies such as the United Way, OnTrack Financial Education and Counseling, the Buncombe County Sheriff's Department, the Council on Aging, the Buncombe County Clerk of the Court and others to preempt a client's housing crisis. PLS also works with the Financial Protection Law Center, the Commissioner of Banks, North Carolina Housing Finance Agency, the North Carolina Academy of Trial Lawyers, the North Carolina Bar Association and Legal Aid of North Carolina to reduce predatory lending practices in western North Carolina and the state.

### **Impediment #4 -Lack of resources for immigrants and exploitation of fear, legal status and language barriers.**

The City continues to provide CDBG funding to the Asheville-Buncombe Community Relations Council (ABCRC) for education and outreach on fair housing issues and the investigation and resolution of fair housing complaints. ABCRC has identified the need for an investigator to conduct education, outreach and investigation activities to the Hispanic/Latino community. Of the 803 clients served in 2009, 80 (10%) were of Hispanic ethnicity. The number of persons of Hispanic ethnicity served by ABCRC continues to grow. ABCRC and the City continue to investigate how education and investigative services to better serve the Hispanic/Latino community can be expanded.

### **Impediment # 5 - Zoning regulations restricting multi-family or special needs housing**

The Affordable Housing Working Group presented five priority policy recommendations to the Housing and Community Development Committee of Asheville's City Council in June of this year. The top priority of those recommendations is a UDO amendment to allow the development of duplexes, triplexes and quadraplexes in more of Asheville's neighborhoods served by frequent (one-half hour frequency) transit service. The City's Planning and Zoning Commission agreed to consider the amendment



### **Impediment #8 - Section 8 Voucher Holders Inability to Use the Vouchers**

The Housing Authority of the City of Asheville (HACA) continues to experience 100% participation of landlords accepting its voucher holders. In addition, HACA has many new landlords wanting to participate in the Housing Choice Voucher program. HACA intends to continue to communicate and provide great consumer service to its participating landlords.

### ***Section 3/Labor Standards***

The City of Asheville Community Development Division received training and technical assistance this year to assist us in ensuring compliance with Section 3 in our programs. As a result, a new plan was developed and subrecipients are aware of the requirement to adhere to the plan. This year, one project was required to comply with Section 3, The Glenrock, developed by Mountain Housing Opportunities. We are happy to report that an apprentice from Asheville GO, a job training program we fund with CDBG, was hired as a permanent employee by the general contractor at Glen Rock.

Labor standards continue to be followed and we continue to work closely with the HUD Labor office in this regard. Reports are submitted in a timely manner. We ensure that projects that trigger Davis-Bacon comply with the regulations and that proper recordkeeping is met.

### ***Economic Development***

The Strategic Plan's priorities for economic development in 2005-2010 were:

1. To develop living wage employment and accessible job training and placement for such employment; and
2. To support the start-up and growth of small businesses.

The City met or exceeded all outcome goals for the five year period, except for employment training. Green Opportunities is now providing employment training, and has been funded to continue this service in 2010-2011.

**Table 6 - Economic Development Outcomes**

Annual Outputs		Performance Measures	Annual Outcomes						
			5 Year Target	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	5 Year Result
160 persons assisted in micro-enterprises;	257	# of participants completing a training program	140	72	100	148	199	102	621
		# of small business start ups & expansions	100	61	46	49	39	78	273
		# of FTE* jobs created in these business (not including the owner)	100	14	8	84	17	12	135
		Businesses previously assisted remaining operational after 12 months	40%	74%	No data	No data	No data	No data	74%
20 persons assisted with job training	21	# obtaining sustaining employment	10	0	0	0	0	17	17

\* Full-time equivalent

Three CDBG-funded programs contributed towards these targets during the program year: Mountain BizWorks provided business training and technical assistance to entrepreneurs. Mountain BizCapital provided start-up or expansion capital in the form of CDBG loans. Green Opportunities, Inc., under contract to Mountain Housing Opportunities, trained youth from low-wealth Asheville neighborhoods for jobs in the “green collar” employment sector. Ninety percent (90%) of the beneficiaries assisted were low-income. Seventeen percent (17%) were minorities.

The City’s **Office of Economic Development (OED)** implements policies designed to enhance economic opportunities for all residents. The following information was provided by Sam Powers, the OED Director, who reports, “Most of the projects and initiatives were partnerships with other city departments and divisions, including community development. We are extremely proud of the work by Community Development, and our success is achieved in direct result of our work together.”

#### **Economic Stimulus Package**

City Council authorized the City Manager to prepare a list of possible projects and initiatives that could meet the objectives of a national economic recovery package that Congress and the Administration were developing. City staff developed a list of shovel ready infrastructure projects, and the city is issued a community call for possible projects from outside agencies that could meet the criteria of the program.

### **UDO amendments to respond to current economic conditions**

City staff developed several amendments to the city's UDO (Unified Development Ordinance) designed to respond to the dramatic changes in the financial markets and current economic conditions faced by businesses in Asheville. These amendments provide assistance in two primary areas: process/timeline amendments and economic relief amendments. The process/timeline amendments extend the permit life for certain projects that might experience a delay in initiating construction, and allow delayed compliance of certain non life/safety issues under specific circumstances. The economic relief amendments are designed to provide more flexibility to businesses under current economic conditions, related to some landscaping, buffers, minimum lot frontage, and temporary signage. All of these changes help our small businesses and entrepreneurs, and improve the business environment in Asheville.

### **Regional Sports Commission**

A work group comprised of a cross section of economic development and tourism organizations have recommended establishment of a new Regional Sports Commission. The Commission will develop a strategic plan to promote niche sporting events in the community that will increase room nights and retail spending, as well as job creation and new outdoor recreation business development. The Regional Sports Commission has received initial seed funding from the City, Buncombe County, and the Tourism Development Authority.

### **Southern Conference Basketball Tournament**

The City Office of Economic Development led a successful effort to bring the Men's and Women's Southern Conference Collegiate Basketball Tournament to the City. Beginning in March 2012, the Tournament will create over 4,000 hotel room nights in March, a traditionally slow period for hotel room sales. Over 25,000 fans are expected in the City, resulting in an economic impact of over \$4 million each of the 3 years, with an overall impact of \$12 million. The Southern Conference Basketball Tournament is the nation's oldest college postseason tournament.

### **Moog Music**

The Office of Economic Development, the City Community Development Division, and the Economic Development Coalition of Asheville-Buncombe, collaborated in the decision by Moog Music to locate its corporate HQ and manufacturing operation in the Broadway Gateway, adjacent to Downtown Asheville. Moog Music is an internationally known company and produces electronic musical instruments. The decision is already paying dividends for the City, as the first "Moog Fest" will also take place in October, bringing music fans from around the globe to Asheville, and creating a \$3 million economic impact.

### **Urban Progress Zone designation**

City economic development staff, working with other city and county staff, continues to maintain designation for two Urban Progress Zones in the City. As part of North Carolina's [Article 3J](#) tax credits program, the Urban Progress Zone programs provide tax credits to qualifying businesses to stimulate new investment and job creation in economically distressed urban areas.

### **Public Private Partnerships**

City Council is entering the third year of engagement in a significant public private partnership (PPP) process to help achieve Council strategic goals in six key focus areas: Affordable, Safe, Green, Sustainable, Fiscally Responsible, and Job Creation. There are five major initiatives in which the city continues to nurture; each of the initiatives that Asheville City Council is pursuing helps to advance Council's and the community's strategic goals for Asheville. These goals include:

1. Increasing housing opportunities for a diversity of residents, including those earning less than area median income.
2. Activating currently under-utilized areas to further strengthen Asheville's economy. Supporting sustainable development practices that include mixed-uses, multi-modal transportation opportunities and efficient use of existing resources.
3. Supporting projects that will include a number of environmentally sensitive design features and the use of sustainable construction standards.
4. Generating tax base enhancement.
5. Constructing structured parking to enhance Asheville's downtown core business area.
6. Seeking high standards and best utilization of public assets.
7. Incorporating vibrant public spaces into developments.
8. Promoting living and working in downtown.

51 Biltmore: After the delay caused by the economic downturn, the city will begin construction in late Fall 2010 of a new 400+ space public parking facility that will be an anchor for a new mixed use development on Biltmore Avenue that will also contain a hotel, retail space, and in a second phase, workforce housing. This parking facility will address the most significant deficit in parking identified in the city's Parking Study.

Eagle Market Street Properties: Lack of significant progress by the Eagle Renaissance LLC partnership in developing realistic project financial models led to the termination of the Exclusive Negotiating Rights Agreement between EMSDC and the LLC. However, due in part to City efforts to facilitate the project, EMSDC has entered into a Memorandum of Understanding with Mountain Housing Opportunities to develop a mixed use project for the properties, including 60-80 new rental workforce housing units. Financing applications are already being made for the project.

### **Livable Communities Initiative**

In light of the Partnership for Sustainable Communities, the federal inter-agency initiative to create livable communities that focus on bringing together housing, jobs, transportation and a cleaner environment, the City of Asheville has taken a lead role in both regional and local sustainable community projects.

Regionally, Asheville has joined with Land of Sky Regional Council, Buncombe County, UNCA/RENCI, the Community Foundation of Western North Carolina and others in a regional consortium to apply for \$2 million of HUD Sustainable Community Regional Planning Grant funding.

Using the grant, the partners intend to unify elements of existing plans into a Regional Sustainable Development Plan with specific "Actionable Implementation Strategies," to be used to guide sustainable development within a five-county region, to include Buncombe,

Henderson, Haywood, Madison and Transylvania Counties. The Plan builds upon the region's many quality plans and the **Western North Carolina Livable Community Vision**, adopted by the Land of Sky Board in April of this year.

Locally, the City is leading a collaborative initiative to strategically focus on Asheville's French Broad Riverfront area to model sustainable community development. The Riverfront area is an economically, culturally, and environmentally sensitive area requiring special attention by our local, regional, state and federal leaders. The **East of the RiverWay project**, focusing on an 1,100 acre area connecting the Riverfront to downtown, will serve as the target for collaborative and concerted revitalization efforts that will provide a model for the rest of Asheville's riverfront redevelopment, and for riverfront revitalization efforts in the region and beyond.

#### **Minority Business Outreach**

The City Office of Economic Development/Minority Business Program provides outreach and technical assistance to both internal and external customers. The MB program assists all city departments in advertising and bidding for Minority Business participation. Staff also assists Minority Businesses in achieving Certification as an MBE. The State of NC uses a Uniform statewide certification process in contracting and bidding. MB staff also collaborates closely with other service providers in the greater Asheville area, including Chamber Small Business staff, AB Tech, SBTDC, Mountain Biz Works, and others, to provide on going outreach to minority businesses.

#### **City Manager's Development Forum**

The City Manager sponsors Development Forums in May and November to provide an opportunity for the development community, design professionals, the construction industry, lending institutions, and residents, to learn about current development trends, regulatory updates, and management initiatives related to development services within the City of Asheville.

#### **City/University Strategic Partnerships**

Senior staffs from the City and the University of North Carolina-Asheville continue to develop strategic partnerships in key areas. These areas include: Economic Development, Environmental Sustainability, Cultural and Recreational Initiatives, and Public Safety. The OED has assisted the Renaissance Computing Institute (RENCI) to locate a Community Engagement Site in downtown Asheville, which provides tools for the community to visualize issues such as flood mitigation, storm water effects, and 3D modeling of new developments. The city is also providing parking and classroom space for the University to conduct graduate level classes in downtown, creating a new presence for the University in the CBD.

#### **Riverfront Redevelopment**

Asheville City Council officially established a new Riverfront Redevelopment Commission in May 2010, to help create and nurture new economic development opportunities in the 17 miles of Riverfront in the greater Asheville area. The Office of Economic Development will provide staff support to the Commission.

#### **Downtown Master Plan**

Throughout the past year, the City Office of Economic Development, in strong partnership with the Planning Department, has been developing an implementation plan for the city's

**Downtown Master Plan** for the City's Central Business District. The City Council accepted the Plan in May 2009.

### **Brownfields**

Economic Development staff, working with the **Land-of-Sky Regional Council**, are administering a \$400,000 EPA grant for Brownfields identification and remediation. The reclamation of identified brownfields will offer new opportunities for economic development in distressed areas of the city. The city plans to submit another application for EPA funding in fall 2010.

### **Development of Public Space**

The Office of Economic Development provides staff support to facilitate acquisition of greenway and public park space to promote economic development activities.

### **Support for Regional Economic Development**

The Office of Economic Development actively supports and participates in numerous regional economic development initiatives. The City is a member of CarolinaWest, an economic development marketing organization focused on the Asheville Metro area. The City also is active in AdvantageWest, a state funding partnership serving 23 counties of western NC. City Council appropriates \$40,000 to support the Economic Development Coalition of Asheville-Buncombe County (EDC). The EDC is the primary recruitment agency for the city and county. City Council also supports the HUB Project. The Asheville HUB is a collaborative initiative of public, private, and nonprofit participants to create sustainable strategies for the City of Asheville and Buncombe County.

### **Business Retention and Expansion**

The City of Asheville works with economic development partners to assist local businesses and manufacturers to help with retention and expansion of jobs and investment within the city. The OED participates in a network of service providers that concentrate on helping employees and employers with workforce development, training, and transportation issues.

### **Priority Places**

Priority Places is an interactive GIS economic development tool. Priority Places allows users to research important location decision factors to help determine appropriate location decisions. This tool will allow prospective businesses to review factors such as access to public transportation, schools, etc.

### **Workforce Development**

The city OED works with existing business and industry to increase participation in CAYLA. CAYLA is the City of Asheville Youth Leadership Academy which provides high school students with real world work experience, mentoring, and college tuition assistance for all students completing the CAYLA program.

### **Entrepreneurship/Small Businesses**

The City provides office space for a regional field office of the US Small Business Administration (SBA), and has a close working relationship with SBA in mentoring, networking and technical assistance to small and minority businesses.

The City's Minority Business Program, a program of the OED, offers numerous educational and business support training programs focused on small and minority owned businesses. The Minority Business Program assists city departments in outreach to minority businesses and also provides guidance to minority businesses seeking certification.

A City Outside Agency grant provides financial support to Mountain BizWorks, one of the major programs that provide access to Capital to entrepreneurs in Asheville.

### ***Other Non-Housing Community Development***

The Five Year Strategic Plan identified the following priority areas for supporting non-housing community development in Asheville:

1. Services that directly support affordable housing, public transportation, youth services, and employment opportunities;
2. Infrastructure and neighborhood improvements to support affordable housing, multi-modal transportation and economic development;
3. Services to help LI people improve financial well-being, avoid predatory lending, and improve credit for homeownership and business ownership;
4. Implementation of the 10-Year Plan to End Homelessness.

During the reporting year, the following programs contributed to these goals:

- The OnTrack (Consumer Credit Counseling Services)homebuyer education and renter education/counseling programs (priority #1 & #3)
- OnTrack financial counseling program (#3)
- Asheville Buncombe Community Relations Council's Fair Housing program (#1)
- Homeless programs listed in Table 6 (#4)
- Clingman Avenue Infrastructure Improvements (#2)
- The Mountain Housing Opportunities/Green Opportunities Asheville GO Training Program (#1)

The City met or exceeded all program outcome goals for the five year period.

**Table 7 - Non-Housing Community Development Achievements**

Program Type	Annual Output	Actual FY 2010	Outcome	Performance Measures	Annual Outcome	Prior Total (4 yr)*	Actual FY 2010	Total to Date (5 yr)*
	Target				Target			
Water and Sewer improvements	1000 lf	N. Louisiana Street underway	Availability of utilities to vacant lots. Improved infrastructure in Low Income areas.	# of vacant lots with improved water/sewer	8	19	0	19
Street & Sidewalk Improvements	400 lf			# of households with improved infrastructure	20	1300	0	1300
Transportation Accessibility	2 bus shelters	Shelters purchased	Improved infrastructure in Low Income areas	# of LI residents with access to bus shelters/signage	8900	11200	0	11200
	50 route signs		Increased transit accessibility	Increase in public transit ridership	2000	18,000	0	19,200
Financial, Housing and Family Support Services	1200 persons	2,517	Prevent homelessness and stabilize households	# of households avoiding eviction or foreclosure, or obtaining safe affordable housing**	260	2670	641	3670
			Improve financial health	# persons improved credit	325	2908	1303	4431
			Low Income and minority households become homeowner	# of LI homebuyers**	40	84	0	124
				Of these, # African American or Latino**	10	25	0	13
Homeless Services	1500 homeless persons assisted	3,739	Increase income by obtaining benefits	# obtaining at least one entitlement benefit	150	1204	421	531
			Engage in mental health treatment /counseling	# attending at least one mental health treatment or counseling session	130	1047	228	575
			Move to permanent housing	Persons obtaining permanent housing	50	569	146	721
Youth Services	80 youth participate	21	Improved academic performance	# students improve their grades	40	177	0	251
			Parent involvement increases	# parents attending meetings, trainings or volunteer in program	10	34	0	51

\*Refer to 2006, 2007 , 2008and 2009 CAPER Table 7 for previous year's data.



## **Neighborhood Revitalization Strategy Area**

The City amended its Consolidated Strategic Plan in January 2007 to designate the West Riverside neighborhood as a CDBG Neighborhood Revitalization Strategy Area (NRSA). This area is also the focus of a Weed and Seed program supported by a five-year grant from the Department of Justice awarded in June 2006.

The Weed & Seed/NRSA program has had a very successful fourth year. The City's new Weed and Seed Coordinator continues to coordinate all of the facets of this initiative. The Steering Committee, although affected by staff and volunteer turnover, continues to work hard to meet the program goals through various committees working in the areas of law enforcement, neighborhood restoration, and prevention, intervention, and treatment programs.

In 2009-2010, CDBG-R funds supported a new collaborative initiative to weatherize the homes of low-income residents of the area. The Western North Carolina Green Building Council, Green Opportunities, and Community Action Opportunities joined together to market, intake, assess homes' weatherization needs, train workers, provide materials and labor to have a major impact on affordability and energy use in the neighborhood. 42 homes (see Section X) were completed in this program year, and 60 homes will have been completed by the time the program ends.

Six housing units in the NRSA were assisted by MHO through their Direct Homebuyer Assistance and Emergency Home Repair programs. (Indicated in Section X).

Infrastructure at Asheville Area Habitat's Brotherton development was funded with HOME. This will enable the construction of 23 affordable homes in the NRSA.

A complete list of accomplishments for the Weed & Seed/NRSA program can be found in Appendix A

## **Other HUD-Defined Priorities**

### ***Removing Barriers to Affordable Housing***

**Funding:** In addition to allocating all HOME funds (minus Admin funds) and 35% of CDBG funds to affordable housing projects and related services, the City appropriated an additional \$300,000 in July 2009 for its Housing Trust Fund (HTF). With loan repayments, \$1,570,000 was allocated to four projects which will produce 207 units when complete.

**Table 8 - Housing Trust Fund Loans Activity in 2009-10****Housing Trust Fund Loans Approved FY 2009-2010**

Project	Developer	Units		Amount	Status
		Rental	For Sale		
Tunnel Rd	Beaucatcher LLC	12	0	\$ 200,000	Est. Closing Sep 2010
Larchmont	Mountain Housing Opportunities	60	0	\$ 400,000	Est. Closing Oct 2010
<b>Totals*</b>		<b>72</b>	<b>0</b>	<b>\$ 600,000</b>	

**Housing Trust Fund Loans Closed and Disbursed 2009-2010**

Project	Developer	Units		Amount	Status
		Rental	For Sale		
Skyland Apts	Volunteers of America	63	0	\$ 500,000	Est. Completion Oct 2010
Westmore Apts	Mountain Housing Opportunities	72	0	\$ 470,000	Est. Completion June 2011
<b>Totals*</b>		<b>135</b>	<b>0</b>	<b>\$ 970,000</b>	

Buncombe County created a local Housing Trust Fund In 2004, and has appropriated \$300,000 each year since then. The Fund is used for low interest loans for new construction of single-family and multi-family homes that are priced affordably and downpayment assistance programs. In partnership with the City, the County also provides reduced permit fees for construction of affordable homes.

In addition, in 2007 Buncombe County created an Employee Housing Trust Fund. The purpose of the program is to assist full-time permanent employees, or part-time employees who have been employed by the County for at least one year, with their housing needs. Funding is available for homes within Buncombe County, and homes must be owner-occupied. Employees must be at or below the area median income, based on family size. Eligible uses of funds include downpayment assistance, home rehabilitation, or new construction. Loans may be available for up to \$10,000, no matching funds are required. Loans can be made for up to a five year period, payable at 2% interest. A loan repayment schedule will be established, and employees can repay the loan through payroll deduction. A Note and Deed of Trust will be placed on the property to secure the loan.

**Fees:** The fee rebate program operated by the City of Asheville provided a total of \$133,799.92 in rebates on building permits and water and sewer fees for 65 new affordable single-family homes and nine new rental units. Of these units, 14 for sale single family homes also received assistance from HOME; and nine rental units received assistance from the Housing Trust Fund. None of the rental units receiving a fee rebate received additional support through the HOME program. Buncombe County continued its waiver of landfill fees for waste materials generated by affordable housing projects and used its housing trust fund to reduce permit fees.

**Other Barriers:** The City of Asheville has continued to review and revise its zoning ordinances and procedures, and review and improve other programs and policies, to remove barriers to affordable housing. Over the past year:

- Completed a zoning study for areas along major transportation corridors that would incentivize density and affordable housing.
- Continued work on the recommendations contained in the 2008 Affordable Housing Plan.
- Made major revisions to the Housing Trust Fund policies and guidelines. Major changes include prioritizing rental housing developments; extending the required period of affordability to coincide with the term of the loan; creating a new scoring table, and establishing a threshold score for eligibility; increasing underwriting due diligence requirements, including requiring personal guarantees from for-profit developers.
- Bringing forward specific proposals to allow increased density for affordable housing developments in City neighborhoods with close walking or bus access to jobs, schools and services.

### ***Evaluating and Removing Lead-Based Paint Hazards***

Lead-based paint (LBP) can be found in homes built before 1978, when it was banned for residential use, and it is very common in housing built before 1950. The 2005-10 Strategic Plan set targets to reduce lead-based paint hazards in 5 owner-occupied and 5 rental units each year. No units were abated for the reporting period.

The Lead Poisoning Prevention Program (LPPP), now based at Warren Wilson College, continues to provide free home inspections to residents in pre-1978 homes where pregnant women and/or children aged 6 or younger reside or will soon reside. As a result of their inspections and one-on-one education efforts, small-scale hazard-reduction projects are carried out. In FY 2009, 47 home inspections in Buncombe and Henderson Counties were completed.

The LPP Program staff also conducts Lead-safe Work Practices classes, Mini-Lead-safe Training in Spanish, Radon, Mold, and Lead classes, Essentials for the Healthy Homes Practitioner courses, Eco-Realtor training, Property Manager Training and Third-party Home-Inspector Training.

### ***Actions to Reduce the Number of Persons Living in Poverty***

Most of the activities conducted by the CDBG and HOME programs benefit low and very low-income persons and help to raise families out of poverty. Generally speaking, households below 30% of median income are also below poverty level, but the correlation is not exact. Statistics based on the Census definition of poverty cannot be gathered without imposing heavy additional reporting burdens on our subrecipient agencies.

Tables 14 and 15 (in Section XI) show that the programs with the greatest impact for people in poverty were:

- Homeless Bound - services for the homeless and Supportive Housing
- Helpmate Domestic Violence program
- Pisgah Legal Services - Homeless Prevention Program

- OnTrack - rental education and rent assistance programs
- MHO - Emergency Home Repair program
- Housing Authority of the City of Asheville rent assistance program
- Madison County's homeowner rehabilitation program
- Asheville Buncombe Community Relations Council fair housing services

Overall, 66% of CDBG and 29% of HOME beneficiaries were from households with income less than 30% of the area median, i.e. most likely living in poverty.

### ***Developing Institutional Structure and Enhancing Inter-Agency Coordination***

Asheville is fortunate in the number and strengths of its non-profit agencies and housing developers. A variety of formal and informal linkages exist between them and with government and the private sector.

The **Asheville Regional Housing Consortium Board** provides an outstanding example of regional coordination in its oversight of the HOME program and advice to Asheville City Council on the allocation of funds. Encompassing 4 counties and 10 municipalities, it has worked cooperatively since 1993 to bring the benefits of the program to all areas of the 4-county Consortium.

The Consortium successfully collaborated with the **Land of Sky Regional Council** this year in the national USDA Rural Community Development Initiative (RCDI). With one of 41 awards nationally, Land of Sky was awarded \$50,700 to deliver a program of technical assistance to housing providers in Madison and Transylvania Counties to increase rural housing development capacity.

The **Henderson County Affordable Housing Coalition** is an active group of housing providers and advocates seeking to meet affordable housing needs throughout Henderson County.

The **United Way of Transylvania County**, in collaboration with **Western Carolina Community Action** has funded a housing coordinator position for the County, whose work includes bringing together diverse Transylvania County interests to increase affordable housing development there. Their work led to the establishment of the **Transylvania County Community Land Trust**, which is now looking towards its first project, in partnership with the county school system.

The **Homeless Initiative** provides support to the Advisory Group, a group of stakeholders with decision-making power who are committed to overseeing the 10-Year Plan process and the Asheville-Buncombe Homeless Coalition, which is an unincorporated forum in which the major homeless service providers are represented, mainly by staff with day-to-day contact with homeless people. Action groups of the coalition focus on housing, health, and discharge issues. The group shares information and prioritizes needs for HUD Continuum of Care grants. The group provides an important advisory role in the emerging HPRP program. Although not the subject of this CAPER, we note that the HPRP program is an active collaboration among five Asheville non-profit organizations, and the City, including **Asheville-Buncombe Community Christian Ministries**, **Eblen Charities**, **United Way 2-1-1**, **Pisgah Legal Services** and the **Western North Carolina AIDS project**.

**Mountain Housing Opportunities** continues to build collaboration with the residents in the East Riverside community, south of the downtown area, as it completes the new construction phase of its mixed use Glenrock development.

The **Western North Carolina Green Building Council, Green Opportunities, Mountain Housing Opportunities** and **Community Action Opportunities** collaborated to develop and deliver a targeted weatherization program in the Weed & Seed area. Green Opportunities received designation as a CBDO this year, and is continuing that program in both west and east Riverside areas.

The **Community Housing Coalition of Madison County** was designated as a CHDO this year, and is working to strengthen its capacity to develop new housing in Madison County.

### ***Monitoring and Technical Assistance***

Most of the CDBG and HOME funds administered by the City of Asheville are disbursed through grants to other governments or non-profit agencies. The City maintains a Monitoring Plan that assesses the risks of each project and conducts a planned cycle of monitoring visits during the year to insure that projects are being carried out in accordance with the grant agreement, and in compliance with the HUD regulations. Desk reviews and on-site visits listed below include a detailed review of program and client recordkeeping either submitted by the agency or reviewed directly at the agency's own offices. Other site visits are limited to observation of the program and technical assistance on specific issues. Not listed are the frequent telephone calls, e-mail exchanges, and technical assistance meetings in City Hall, that take place as projects are implemented.

During the program year 29 significant monitoring exercises or technical assistance consultations took place, listed in Table 9. This does not include site visits carried out as part of the environmental review process before projects start.

### ***Rental Housing Inspections (HOME Program only)***

HUD regulations require on-site re-inspection of completed HOME-assisted rental housing developments throughout the required affordability period. Inspections cover compliance with property standards, rent limits, and tenant income limits. The frequency of inspections is determined by the number of HOME-assisted units in the development. Table 9 lists the agencies monitored for the reporting period and Table 10 lists the Consortium's HOME-assisted rental projects subject to inspection. Almost all of these inspections were carried out by the North Carolina Housing Finance Agency, which has agreed to serve as the inspection agent for the City for projects that are funded by both NCHFA and the City.

**Table 9- 2009-2010 Monitoring Record**

<b>Date</b>	<b>HOME or CDBG</b>	<b>Agency/Project</b>	<b>Type of Monitoring</b>
7/15/2009	HOME	HAC-DPA	Site Visit-Compliance
8/6/2009	CDBG	AAHH-Housing Services	Site Visit-Compliance
9/30/2009	CDBG	MHO-DPA	Desk Review
10/28/2009	HOME	HACA-TBRA	Desk Review
12/8/2009	CDBG	MHO-DPA	Desk Review
1/4/2010	CDBG	MHO-DPA	Desk Review
1/11/2010	HOME	MHO-Westmore	Desk Review
1/28/2010	HOME	HAC	Desk Review
2/15/2010	CDBG	AAHH-Housing Services	Desk Review
3/31/2010	HOME	AAHH-Dennis St	Desk Review
4/13/2010	HOME	HACA-TBRA	Desk Review
monthly	CDBG and CDBG-R	COA Emma Sidewalks	Compliance- monthly reports
monthly	CDBG	Transit	Compliance- Monthly reports/site visits
monthly	CDBG	MHO Emergency Repair and Tier II	Compliance- Desk review/monthly reports
quarterly	CDBG	Helpmate	Compliance- monthly progress reports/review of staff budget for reimbursement
monthly	CDBG	OnTrack- Financial Education and Counseling	Compliance- monthly progress reports/review of staff budget for reimbursement
11/1/2009	CDBG	Mountain BizWorks	Compliance-client data report and reimbursement review
MHO	CDBG	Downpayment Assistance	Compliance- program income report review
monthly	CDBG	MHO/Green Opportunities	Site visits-compliance and technical assistance
3/30/2010	CDBG	EMSDC	Meet with partners, mayor
8/26/2009	HOME	CHCMC- CHDO Funding	Site visit- TA
11/4/2009	CDBG	EMSDC- Historic Preservation	Meeting with SHPO (Raleigh) for preliminary design review
7/15/2009	CDBG	Homeward Bound: Homeless Programs	Progress Reports
7/2009-Present	Home	Homeward Bound: Supportive Housing	Progress Reports
11/18/2009	HOME	Laurelwood Apartments	Site Visit-Compliance/Inspection
1/26/2010	HOME	Shuey Knolls Subdivision	Desk Review
2/17/2010	HOME	CHCMC - CHDO Admin	Desk Review
3/4/2010	HOME	Bunc. Co/MHO DPA	Desk Review
June/July 2009	HOME	Madison Co./CHCMC Rural Rehab	Site Visit-Compliance

**Table 10 - Re-inspections of HOME-assisted Rental Housing**

<b>Development</b>	<b>Location</b>	<b>Date in Service</b>	<b>HOME Units</b>	<b>Aff Period</b>	<b>Freq of Inspection</b>	<b>Last Monitored</b>
Mountain Springs Apartments	Asheville	1996	44	20	annual	Jul-10
Laurel Bridge Apartments	Asheville	1996	10	20	2 years	May-09
Excelsior Apartments	Brevard	1997	20	20	2 years	Jul-10
River Glen Apartments	Arden	1998	38	20	annual	Aug-10
Overlook Apartments	Asheville	1999	48	20	annual	Aug-10
Laurel Wood Apartments	Asheville	1999	50	20	annual	Nov-09
Wind Ridge Apartments	Asheville	2001	40	20	annual	Aug-10
Dunbar Place Apartments	Asheville	2002	74	20	annual	Jul-10
Compton Place Apartments	Asheville	2003	40	20	annual	Aug-10
Hillside Commons	Hendersonville	2003	36	20	annual	Oct-09
LIFE House Apartments	Asheville	2004	20	20	2 years	Jul-09
Battery Park Apartments	Asheville	2005	121	5	annual	Apr-10
Northpoint Commons Apartments	Woodfin	2005	39	20	annual	Aug-10
Woodfin Apartments	Asheville	2006	19	5	2 years	Jun-09
Griffin Apartments	Asheville	2006	50	20	annual	Mar-10
Highland View Apartments	Hendersonville	2006	28	20	annual	May-10
Mainstay Manor	Hendersonville	2007	4	20	3 years	Aug-10
English Hills		2007	40	20	annual	Aug-09
Vanderbilt Apartments	Asheville	2008	11	10	2 years	Jun-10
Independence Cottages	Asheville	2008	4	20	3 years	May-08
Sugar Hill Apartments	Hendersonville	2008	11	20	2 years	Jul-08
Northpoint II	Woodfin	2008	30	20	annual	Jul-09
Crowell Park Apartments	Asheville	2007	63	20	annual	May-10

### ***Relocation & Displacement***

The City makes every effort not to displace anyone unless absolutely necessary. We follow a *Displacement and Relocation Policy* which sets out a plan for avoiding the displacement of homeowners, residential tenants, businesses, and non-profit organizations as a result of federally funded activities, and for providing assistance in accordance with the Uniform Relocation Act in those cases where displacement is unavoidable. The City also operates an optional relocation policy to assist tenants displaced from substandard property by City actions.

During the reporting year, no permanent residential relocation was caused by use of CDBG or HOME funds.

Relocation of one business displaced by the South Pack Square Redevelopment Project was completed this year.

### ***Recapture Provisions for Homeownership Activities (HOME Program only)***

HOME regulations require that when HOME funds are used to provide homeownership opportunities, the assisted unit must remain affordable for an extended period, as follows:

<u>HOME Funds Provided</u>	<u>Period of Affordability</u>
Less than \$15,000	5 years
\$15,000 - \$40,000	10 years
More than \$40,000	15 years

The Asheville Regional Housing Consortium uses a “recapture” method to ensure continued affordability. At the sale of the home to the initial eligible buyer, the HOME funds are provided in the form of a non-amortizing, deferred second mortgage, secured with a Promissory Note and Deed of Trust. This reduces the conventional first mortgage to an amount the buyer can afford. When the HOME loan is due to be repaid (e.g. on subsequent sale) the homeowner is always ensured recovery of his/her investment after taking into account the cost of sale and of any improvements made. At the City’s discretion, a subsequent low-income buyer may assume the HOME loan.

For example, if a low-income family buys a HOME-assisted unit for \$100,000, but can afford a first mortgage of only \$80,000, up to \$20,000 of HOME funding may be placed as a deferred, zero percent, second mortgage, enabling the family to make monthly payments only on the \$80,000 first mortgage. If, during the 10-year period of affordability the family decided to sell the house to a non-income-eligible family, the HOME investment would have to be repaid. If the home was re-sold for \$110,000, the HOME loan would be repaid in full and the homeowner would realize \$10,000 (less costs of sale) in equity appreciation. However, if the home sold for only \$95,000, the HOME repayment would be reduced so that the owner was not in a “negative equity” position.

Because of the high rate of appreciation of property in our area, some subrecipients and CHDO’s have started to charge an interest rate on the HOME second mortgage equal to the rate of appreciation of the property value between the first and second sale. This effectively shares the equity appreciation between the HOME program and the buyer in the same ratio as that between the HOME loan and the other initial financing. The enhanced amount of HOME



funds recaptured should be sufficient to assist another income-eligible family to but a home in the market conditions then prevailing.

The City of Asheville has provided all HOME subrecipients and CHDOs with a model Promissory Note and Deed of Trust to ensure compliance with the Recapture provisions and other HOME requirements, as applicable. HOME funds are not allowed to be used for a development subsidy, which is the amount by which the development costs exceed the fair market value.

### ***Affirmative Marketing***

The City of Asheville has established procedures to affirmatively market housing units rehabilitated or newly constructed through the HOME and CDBG programs, to ensure that individuals of similar economic levels in the same housing market area should have available to them a like range of housing choices regardless of their race, color, religion, sex, or national origin.

The City and its partners in the Consortium have adopted procedures to:

1. Inform the public, potential tenants and others about the federal Fair Housing Law and Affirmative Marketing policies;
2. Require owners to inform the general public about available rehabilitated units;
3. Solicit applications from persons in the housing market area who are not likely to apply for units without special outreach;
4. Require owners to keep records on (a) the racial, ethnic and gender characteristics of tenants and applicants and (b) activities they (the owners) undertake to inform the general renter public;
5. Assess the affirmative marketing efforts of property owners by examining owners' records on actions they have taken;
6. Take corrective action if it is concluded that an owner has failed to carry out the required affirmative marketing procedures.

Table 14 shows that of the 98 households assisted with HOME funds this year, 74% were White, 23.5% African-American, and 2% of other races. 9% were of Hispanic ethnicity (compared with a regional general population that in the year 2000 was 92% White and 8% minority by race, and 3% Hispanic). 20% of beneficiaries were non-elderly disabled. The marketing practices carried out by the City, its subrecipients and CHDOs are evidently effective in reaching a diverse group of beneficiaries, whether classified by income, race, national origin, age, disability or family type.

### ***Minority Business Outreach***

The Minority Business Program is a function of the Office of Economic Development for the City of Asheville. For FY 2010, the MBE Program mission remained the same: to increase contracting opportunities for minority and women-owned businesses for the City of Asheville. The objectives of the Minority Business Plan are:

1. To provide minority businesses equal opportunity for participation in City and County contracting and procurement;

2. To increase the City's awareness of available minority business vendors and the available product lines and services they provide through the development of a minority business list;
3. To assist minority businesses in registering on the State of North Carolina's Office of Historically Underutilized Businesses roster and keeping such firms informed of opportunities in contracting, procurement and purchasing;
4. To sponsor workshops and conferences which assist minority businesses in becoming actively involved in procurement and contracting opportunities;
5. To provide clear and concise procedures for monitoring the Plan compliance and to provide procedures for the resolution of complaints against businesses holding construction, procurement or service contracts with the City.

In addition to the City's efforts, the State of North Carolina has an Office of Historically Underutilized Businesses. The City of Asheville has used this listing of minority and women vendors since fall 2005. Certification of minority and women owned firms provides an online registration format through the State's VendorLink system for all vendors, and it allows vendors to request Historically Underutilized Business or HUB status as a part of that registration. Minority vendors can be accessed through the website at the following address: [www.doa.nc.gov/hub](http://www.doa.nc.gov/hub) or <http://www.ips.state.nc.us/ips/vendor/srchven.asp>.

Agencies using HOME Program funds have been instructed on using this site since the City began to use the state's minority and women vendors program in 2005. HOME-funded agencies can readily find minority vendors for their contracting and purchasing needs.

***Matching Funds (HOME Program only)***

For every \$100 in HOME funds expended on projects, the Consortium is required to provide at least \$25 in matching non-federal funds. The City of Asheville accounts for all match funds that are expended on HOME-assisted activities each program year. In some projects, match funds exceed the 25 percent requirement, resulting in surplus match that can be carried forward to reduce the match amount required in future years.

In recent years, the Consortium has generated large amounts of surplus match as a result of Habitat for Humanity activities in Asheville and Henderson County. These Habitat chapters finance each house at zero percent interest for 20-25 years. HOME regulations allow match to be calculated as the difference between the yield of this "below market interest rate" loan and the yield that would have been realized if a market interest rate had been used. As a result, the Consortium is not currently requiring Member Governments and CHDOs to generate match on their projects.

The Consortium's detailed match log for the reporting year is in Appendix A.

## **Section V: Citizen Comments**

Advertisement of the availability of the draft CAPER was published in the Asheville Citizen's Times and on the City's web site on Monday, September 13th and invited questions and comments within the next 15 days. No questions or comments have been received.

## **Section VI: Certification that the City is pursuing its HCD Plan**

### **i. By Pursuing Resources**

The City has pursued all federal state and local resources identified in its annual Action Plans. Section III of this plan shows how CDBG and HOME funds have been used successfully to leverage other resources.

### **ii. By Supporting Grant Applications by Other Agencies**

The City has actively supported other public and private non-profit agencies in developing new programs and applying for funding from HUD and other sources. No agency seeking a Certificate of Consistency with the City's Consolidated Plan was refused.

### **iii. By Acting to Implement the Consolidated Plan**

Section IV demonstrates the progress that the City and its partners have made in implementing the Consolidated Plan. The City has committed and expended CDBG and HOME funds in a timely manner. It has never hindered this process by action or deliberate inaction.

## CDBG PROJECTS

### Section VII: Self Evaluation

#### *Impact of programs*

This is the fifth annual performance report under the Consolidated Housing & Community Development Plan for 2005-2010. Solid progress was made in all areas.

Affordable housing remained the City's and the Consortium's primary focus. The lack of affordable housing is also the primary issue identified in the 2006 Analysis of Impediments to fair housing in our area. This year, we completed **257 units of affordable housing** that were assisted with CDBG or HOME funds. That we achieved our annual production target of 200 units is a notable accomplishment in the current economy. Each of these units represents a household with significantly improved housing, whether through buying their first home, moving into a decent affordable rental unit, or having essential repairs done to a substandard home.

The City of Asheville was the focus areas in the Consortium for housing production. Of the total 257 units produced this year, 208 (80%) were in the City of Asheville. The Weed and Seed Weatherization program was a successful new initiative. While not achieving new significant rental units this year, construction was underway for both the Mountain Housing Opportunities 60 unit Glen Rock hotel mixed-use project, and the Volunteers of America 63 unit Skyland project. Mountain Housing Opportunities was also completing financing for their 72 unit Westmore development this year, and MHO received approval for a new 60 unit development in North Asheville known as Larchmont.

Asheville Area Habitat for Humanity (AAHH) completed 17 new single-family homes as part of the continuing development of the **Enka Hills subdivision** of affordable homes, and was 70% complete on infrastructure development for their 23 unit Brotherton community, located on what was formerly City-owned land in the west Riverside area. AAHH, Henderson County Habitat for Humanity, Mountain Housing Opportunities and Housing Assistance Corporation remain committed to the development of single-family homes for purchase by low- and very-low income buyers. Henderson County Habitat for Humanity's Shuey Knolls single-family housing project completed 11 new affordable homes for low- and very low-income purchasers, while HAC completed six new homes in its Three Seeds project, and MHO brought its Black Rock Self-Help Housing project towards completion and occupancy, with five new homes and one home rehabilitation completed. Down-payment assistance funding helped 20 households in Buncombe County and Asheville, and four in Henderson County become first-time homeowners.

The City of Asheville continues to contribute substantial amounts in low-interest loans for affordable housing development through its Housing Trust Fund. During the reporting year, \$1,570,000 was allocated to four projects which will produce 207 units when complete. Since the creation of the HTF in 2000, over \$6.9 million has been loaned to assist in developing 687 affordable rental and homeownership units, of

## CDBG PROJECTS

which 533 have been completed (this includes 60 units at Glenrock and 63 units at Skyland that are now in lease-up). An additional \$410,845 was appropriated by the HTF for the purchase of undeveloped land for a future sale or development.

Mountain Housing Opportunities completed 49 repair projects on single-family homes in need of upgrades to major systems, allowing the current residents, who are often elderly, to remain in their homes. Six other units combined were rehabbed in Buncombe (1) and Madison Counties (5).

Economic development efforts utilize a modest level of CDBG funds. Mountain BizWorks reported 257 clients completed the Business Foundations course, the Growth-through-Objectives (GO) Program or received Advanced Training assistance for the reporting period. The Green Opportunities “Asheville GO” program is providing youth from low-wealth neighborhoods with new employment opportunity in the “green collar” sector. The City is also engaged in a number of important economic development initiatives that do not involve CDBG funds.

Plans for the redevelopment of property purchased in 2004 by Eagle/Market Streets Development Corporation (EMSDC) in the deteriorated **South Pack Square** commercial area were advanced this year by development planning efforts that now include Mountain Housing Opportunities.

Other Community Development programs continue to assist residents who live in public housing, the homeless, families in crisis who are in need of foreclosure or financial counseling, and others seeking support. The City also continued to participate in activities in the West Riverside Neighborhood Revitalization Strategy Area, which is also designated as a Weed and Seed area.

Implementation of the 10-Year Plan to End Homelessness (the Plan) has made good progress in achieving the 4 key areas of the strategy, which include the coordination of homeless and mainstream resources, data collection, funds management and development, and increasing housing and services resources to move people out of homelessness. The City of Asheville’s Homeless Initiative Coordinator coordinates the collaborative work on the Plan. This position provides staff support to the Homeless Advisory Group, which provides oversight for the Plan’s implementation and participates in the Homeless Coalition meetings to stay connected to the issues facing the providers of homeless services. Encouraging the voluntary participation of service agencies in the HMIS system has also been a considerable focus for the Homeless Initiative Coordinator’s time throughout the year. To support this effort, the City now requires that any CDBG subrecipient or HOME agency providing services or housing for the homeless to use the HMIS system for collecting and reporting on clients served. The City implemented the Homelessness Prevention and Rapid Re-housing Program (HPRP, working with a coalition of five local human service agencies to implement its program. The City also held its fourth Project Connect, in collaboration with the VA Stand Down event for homeless veterans, to connect homeless persons to service

## CDBG PROJECTS

providers from an array of agencies at this annual half-day event. Approximately 300 homeless persons were served.

### ***Barriers Having a Negative Impact***

1. While Asheville and the Consortium region have not seen the volume of foreclosures so prevalent in other areas of North Carolina and the country, the economic downturn continues to affect the ability of local working and non-working households to afford their housing. The demand for TBRA funding has increased, home sales are down significantly, and developments are being deferred.
2. Asheville's high housing prices decreased this past year. Credit availability has become the more significant barrier to ownership.
3. Rents have also stabilized. HUD "Fair Market Rents" in the Consortium area are closer to actual rent levels in the lower part of the market, in part due to the increase in 2009 FMR's. It remains difficult to build HOME-assisted rental housing because the fair market rent for two bedroom apartments (\$690 excluding utilities) makes it difficult to provide adequate cash flow to make these projects feasible.

### ***Status of Grant Programs***

Table 1 in Section II (Overview) shows that the City has had no difficulty in meeting HUD spending targets. The unexpended balances at the close of the fiscal year represented 68% of the CDBG entitlement grant level and 88% of the HOME grant.

The City has effectively allocated its funds to meet its strategic goals in housing and community development.

### ***Changes in Consolidated Plan Strategies***

For the reporting period, the City made two amendments to its 2008-09 Action Plan:

1. Homelessness Prevention and Rapid Re-Housing Program (HPRP) entitlement amount of \$509,460.
2. CDBG-R entitlement amount of \$332,942.

Neither of these amendments altered the City's strategies, but rather provided additional resources to meet strategic priorities. HPRP accomplishments are included in the Homelessness section of the above report. Funds have been spent as planned in this three year program.

CDBG-R accomplishments are also presented in the above report. As of June 30, 2010, 42.8% of the total allocated funds of \$332,942 have been spent and drawn from IDIS. City public works activities account for the majority of the unspent funds, and construction on those projects was well-underway at the end of this past fiscal year. We anticipate no issues in using CDBG-R funds within the allowed timeframe.

## Section VIII - Detail of CDBG Program Activities

Community Development Block Grant program funds come to the City of Asheville as an entitlement community, and must be used within the City for programs which are covered by a lengthy list of “eligible activities” in the CDBG regulations) and primarily benefit low income people. Table 12 summarizes names, budgets, and expenditures for all active projects. The following pages provide more details on each project. Demographic characteristics of CDBG beneficiaries are in Table 13. The location of housing units completed during the reporting year is shown in Section X.

**Table 11 - Summary of CDBG-Assisted Projects**

Page	Project Title	\$ Budgeted	\$ Expended	\$ Balance
<b>A. Housing</b>				
	AAHH - Housing Services	89,785	72,900	16,885
	HB - Supportive Housing Services	35,000	35,000	0
	MHO - Direct Homebuyer Assistance	109,582	47,398	62,184
	MHO - Emergency Repair	247,632	181,812	65,821
	MHO -Housing Services	165,444	155,000	10,444
	MHO-Emergency Repair Tier II	41,523	32,789	8,735
	On Track – Housing Services	45,000	41,250	3,750
	EMSDC – Renaissance Phase I	50,000	23,251	26,749
	<b>Subtotal (Housing)</b>	<b>783,967</b>	<b>589,400</b>	<b>194,567</b>
<b>B. Economic Development</b>				
	EMSDC - South Pack Sq. Redevelopment.	27,784	9,315	18,469
	SPS Redevelopment Planning	50,000	0	50,000
	MBC - Micro-Business Loan Fund	66,689	0	66,689
	Mountain BizWorks Micro Business Development	150,000	141,600	8,400
	MHO – Asheville GO Employment Training	111,234	109,682	1,551
	<b>Subtotal (Economic Development)</b>	<b>405,707</b>	<b>260,598</b>	<b>145,109</b>

# CDBG PROJECTS

Page	Project Title	\$ Budgeted	\$ Expended	\$ Balance
<b>C. Public Services &amp; Fair Housing</b>				
	ABCRC - Fair Housing	45,000	45,000	0
	HB - Homeless Programs	94,400	94,400	0
	HPMT - Domestic Violence Services	8,000	8,000	0
	OnTrack Financial Education	37,430	37,430	0
	PLS - Homelessness Prevention	30,000	30,000	0
	<b>Subtotal (Public Services)</b>	<b>214,830</b>	<b>214,830</b>	<b>0</b>
<b>D. Neighborhood Improvements, Infrastructure, Public Facilities</b>				
	COA - Transit Infrastructure Improvements	8,125	0	8,125
	COA-Emma Sidewalks	100,000	0	100,000
	HACA - Pisgah Community Center	0	0	0
	MHO - Clingman Ave. Infrastructure	0	0	0
	COA – N. Louisiana Street Sidewalks	117,000	0	117,000
	COA – Transit Improvements	60,000		60,000
	<b>Subtotal (Neighborhood Improvements)</b>	<b>285,125</b>	<b>0</b>	<b>285,125</b>
<b>E. Debt Service</b>				
	Section 108 Debt Service	2,849	2,849	0
	<b>Subtotal (Debt Service)</b>	<b>2,849</b>	<b>2,849</b>	<b>0</b>
<b>F. Administration and Planning</b>				
	COA – Homelessness Prevention	27,474	17,494	9,980
	COA - Program Administration	236,517	184,347	52,170
	PLS - Resource Development	21,218	21,218	0
	<b>Subtotal (Administration &amp; Planning)</b>	<b>285,209</b>	<b>223,059</b>	<b>62,150</b>
<b>G. Unallocated Funds</b>				
	Contingency	2,943	0	2,943
	<b>Subtotal (Unallocated)</b>	<b>2,943</b>	<b>0</b>	<b>2,943</b>
	<b>GRAND TOTALS</b>	<b>1,977,687</b>	<b>1,290,736</b>	<b>686,951</b>

*Note: See Financial Summary, Section E, for explanation of the difference between the total budget balance in this table and Funds Available in Table 2.*



## CDBG PROJECTS

### **Asheville Area Habitat for Humanity - Housing Services HUD # 813/858 Completed**

**CDBG Activity Code:** (14H) Rehab Administration (Housing Services)  
**Agency:** Asheville Area Habitat for Humanity  
**Activity Location:** Enka Hills and Woodland CT developments, West Asheville  
**Activity Description:** Housing services for Asheville Area Habitat for Humanity's Enka Hills and Woodland CT developments in West Asheville. Services include client recruitment, counseling, mortgage servicing, project development and management, and oversight of the "sweat equity" component. Housing Units produced are counted under the associated HOME activity.  
**Accomplishments:** Low-to-moderate-income households improved their living conditions and began to build personal wealth through the purchase of a new home. Homebuyers were provided with support through the home-buying process and assisted with financial and home-maintenance skills which enable them to become successful homeowners.  
**HUD Performance Outcome Statement** 18 low-income households achieved homeownership (16 in Enka Hills, 2 in Woodland Ct) and received support services which enabled them to access and maintain safe affordable housing.

#### **Budget Information:**

CDBG Funds Budgeted This Period:	\$ 89,785
CDBG Funds Expended This Period:	\$ 72,900
CDBG Balance June 30, 2010:	\$ 16,885
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 1,737,091
CDBG Program Income Expended This Period:	\$ 5,082
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 1,815,074

## CDBG PROJECTS

### **Mountain Housing Opportunities - Emergency Repair Tier I HUD # 822/871 Underway**

**CDBG Activity Code:** 14A -Rehab; Single Unit Residential  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** Community Wide  
**Activity Description:** Emergency repairs to owner-occupied homes within the City of Asheville, whose occupants are low-income elderly, disabled, single parents, or large families and whose health and safety are at risk, and the cost is less than \$5,000.  
**Accomplishments:** Repairs were made to 49 homes, correcting conditions that are a threat to health and safety and allowing the owners to sustain their housing.

**HUD Performance Outcome Statement** 49 households received housing repairs for the purpose of sustaining decent affordable housing.

#### **Budget Information:**

CDBG Funds Budgeted This Period:	\$ 247,632
CDBG Funds Expended This Period:	\$ 181,812
CDBG Balance June 30, 2010:	\$ 65,820
State/Local Funds Expended This Period:	\$ 9,130
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 24,476
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 215,417

## CDBG PROJECTS

### **Mountain Housing Opportunities - Emergency Repair Tier II HUD # 788 Underway**

**CDBG Activity Code:** 14A -Rehab; Single Unit Residential  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** City of Asheville, NC  
**Activity Description:** Provide emergency home repair assistance that addresses more than one system in a home, leaving it safe and stabilized for a five year period within the City Limits of Asheville. Funded repairs are those that present an imminent threat to life, health, safety, and accessibility in the homes owned by low income elderly, disabled, single parents, or large families with three or more dependent children.

**Accomplishments:** MHO completed 3 unduplicated clients' Emergency Home Repair Tier II requests for assistance within the City Limits of Asheville using CDBG funds.

**HUD Performance Outcome Statement** 3 homeowners received affordable housing repairs for the purpose of sustaining decent affordable housing.

**Budget Information:**

CDBG Funds Budgeted This Period:	\$ 41,523
CDBG Funds Expended This Period:	\$ 32,788
CDBG Balance June 30, 2010:	\$ 8,734
State/Local Funds Expended This Period:	\$ 436
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 1,917
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 35,143

## CDBG PROJECTS

### **Mountain Housing Opportunities - Housing Services HUD # 823/872 Underway**

**CDBG Activity Code:** (14H) Rehab Administration (Housing Services)  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** City of Asheville  
**Activity Description:** Provided services related to the construction, rehabilitation, and maintenance of HOME-assisted and CDBG-assisted affordable housing; including client intake, project development, and property management. Housing units produced are reported under the associated HOME activity.  
**Accomplishments:** 8 low-income households achieved homeownership at Clingman Lofts. 9 low-income households were provided downpayment assistance and were able to achieve homeownership. 60 LMI rental units at Glenrock were 70% complete at fiscal year end. 72 LMI rental units at Westmore and 60 LMI units at Larchmont were supported through predevelopment activities.  
**HUD Performance Outcome Statement** 17 LMI households) achieved homeownership. 192 units of affordable rental housing were in various stages of development at fiscal year end.

#### **Budget Information:**

CDBG Funds Budgeted This Period:	\$ 165,444
CDBG Funds Expended This Period:	\$ 155,000
CDBG Balance June 30, 2010:	\$ 10,444
State/Local Funds Expended This Period:	\$ 1,791
Other Federal Funds Expended This Period:	\$ 9,356
Private Funds Expended This Period:	\$ 151,404
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 317,551

## CDBG PROJECTS

### **Mountain Housing Opportunities - Down Payment Assistance HUD # 824/870 Underway**

**CDBG Activity Code:** 13- Direct Homeownership Assistance  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** Community Wide  
**Activity Description:** Down Payment assistance program, up to \$15,000 per household administered by Mountain Housing Opportunities.  
**Accomplishments:** When completed, 4 low income households will receive DPA loans enabling them to achieve homeownership.

**HUD Performance Outcome Statement** 4 households will receive financial assistance so that they can afford decent housing

#### **Budget Information:**

CDBG Funds Budgeted This Period:	\$ 109,582
CDBG Funds Expended This Period:	\$ 47,398
CDBG Balance June 30, 2010:	\$ 62,184
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 47,398

## CDBG PROJECTS

### Eagle Market Street Development Corporation - Renaissance Phase 1

#### HUD # 865 Underway

**CDBG Activity Code:**

**Agency:** Eagle Market Street Development Corporation

**Activity Location:**

**Activity Description:** Provide services related to the construction of HOME-assisted and CDBG-assisted affordable housing; includes project development of proposed housing to be located at 38 South Market Street and 17-23 Eagle Street. Housing units to be counted under individually funded projects.

**Accomplishments:** The Exclusive Negotiating Rights Agreement (ENRA) with Eagle Market Renaissance LLC was terminated on April 15, 2010. EMSDC has executed a development agreement with Mountain Housing Opportunities, Inc. (MHO). Construction drawings and specifications for infrastructure and stabilization for 38 South Market and 17-23 Eagle Streets will be completed after initial feasibility and assessment is completed by MHO. Conceptual plans were completed on July 16, 2010 and include the delineation of proposed housing units, number of affordable units, and other uses. These plans were discussed with SHPO. Initial project financing plans have been developed by MHO and a submission for a \$500,000 loan from Buncombe County's Affordable Housing Services Program was submitted on July 16, 2010. Efforts are currently underway to establish other project financing. The infrastructure and stabilization plan will be initiated when the feasibility is completed and all sources and uses of funds have been determined.

**HUD Performance Outcome Statement** 71 households will receive services for the purpose of accessing decent, affordable housing.

**Budget Information:**

CDBG Funds Budgeted This Period:	\$ 50,000
CDBG Funds Expended This Period:	\$ 23,251
CDBG Balance June 30, 2010:	\$ 26,749
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 21,575
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 44,826

## CDBG PROJECTS

### **South Pack Square Redevelopment Planning - SPS Redevelopment Plng**

**HUD # ----- Underway**

**CDBG Activity Code:** 20 - Planning  
**Agency:** South Pack Square Redevelopment Planning  
**Activity Location:** South Pack Square Redevelopment Area, Census Tract 1 (88% low income)  
**Activity Description:** Funds allocated for planning future revitalization activities in the Redevelopment Area. Specific activities and operating agency to be determined.  
**Accomplishments:** No activity during the program year. Because planning activities are subject to a cap of 20% of the CDBG budget, these funds may have to be re-allocated to a different type of activity.

**HUD Performance Outcome Statement** Not required for planning activities

#### **Budget Information:**

CDBG Funds Budgeted This Period:	\$ 50,000
CDBG Funds Expended This Period:	\$ 0
CDBG Balance June 30, 2009:	\$ 50,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 0

## CDBG PROJECTS

### **Consumer Credit Counseling Service of WNC, Inc. d/b/a On Track Financial Education & Counseling - Homebase Housing Counseling HUD # 864 Underway**

#### **CDBG Activity Code:**

**Agency:** Consumer Credit Counseling Service of WNC, Inc. d/b/a On Track Financial Education & Counseling

**Activity Location:** Community Wide

**Activity Description:** Provide educational workshops, information, one-on-one counseling and rental counseling to assist low income families secure or maintain safe and affordable rental housing, in conjunction with HOME funded TBRA program.

**Accomplishments:** 275 unduplicated clients accessed support services provided for the purpose of providing decent affordable housing. Of those, 81 households received one-on-one counseling sessions and set a housing goal to attain affordable housing and 90 households were enrolled in HomeBase.

**HUD Performance Outcome Statement** CDBG activity: 120 households will receive support services for the purpose of sustaining decent affordable housing.  
HOME activity: 29 clients will receive rent assistance for the purpose of accessing decent affordable housing

#### **Budget Information:**

CDBG Funds Budgeted This Period:	\$ 45,000
CDBG Funds Expended This Period:	\$ 41,250
CDBG Balance June 30, 2010:	\$ 3,750
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 15,903
Private Funds Expended This Period:	\$ 66,666
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 123,819



## CDBG PROJECTS

### **Homeward Bound - Supportive Housing Services HUD # 868 Underway**

**CDBG Activity Code:**

**Agency:** Homeward Bound

**Activity Location:** Community Wide

**Activity Description:** In support of the Asheville/Buncombe County 10 Year-Plan to End Homelessness, the program provides safe, decent, affordable housing options and provides case management to people experiencing homelessness who are placed in housing to assist them in maintaining long-term, independent living.

**Accomplishments:** With the combined efforts of the Pathways to Permanent Housing staff and local service providers, 54 clients received case management services through the course of the grant year. 17 moved into permanent, supportive housing during the grant year.

**HUD Performance Outcome Statement** CDBG activity: 48 individuals will receive services for the purpose of sustaining decent affordable housing

**Budget Information:**

CDBG Funds Budgeted This Period:	\$ 35,000
CDBG Funds Expended This Period:	\$ 35,000
CDBG Balance June 30, 2010:	\$ 0
State/Local Funds Expended This Period:	\$ 415,203
Other Federal Funds Expended This Period:	\$ 209,032
Private Funds Expended This Period:	\$ 192,838
CDBG Program Income Expended This Period:	\$ 0
CBDP Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 852,074

## CDBG PROJECTS

### **Eagle Market Streets Development Corporation (EMSDC) - South Pack Square Redevelopment HUD # 365 Completed**

**CDBG Activity Code:** 17C - Commercial/Industrial building acquisition, construction, rehabilitaiton

**Agency:** Eagle Market Streets Development Corporation (EMSDC)

**Activity Location:** South Pack Square Redevelopment Area, Census Tract 1 (88% low income)

**Activity Description:** Commercial redevelopment in the historically African American business center of downtown Asheville. Activities include acquisition, construction, rehabilitation, and relocation.  
Targeted redevelopment properties are 17-23 Eagle Street; 38, 46, & 70 S. Market Street, and 3 Wilson Alley.

**Accomplishments:** One Business was relocated, completing all relocation activities.

**HUD Performance Outcome Statement** 71 households will receive services for the purpose of accessing decent, affordable housing.

#### **Budget Information:**

CDBG Funds Budgeted This Period:	\$ 27,784
CDBG Funds Expended This Period:	\$ 9,315
CDBG Balance June 30, 2010:	\$ 18,469
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 9,315

## CDBG PROJECTS

### **Mountain Housing Opportunities - Asheville GO- Employment Training HUD # 869 Underway**

**CDBG Activity Code:**

**Agency:** Mountain Housing Opportunities

**Activity Location:** Community Wide

**Activity Description:** Training program for unemployed youth (18-24) to prepare them for living wage, "green-collar" jobs. The West Riverside Neighborhood Revitalization Strategy Area will be targeted for recruiting participants.

**Accomplishments:** 25 low or moderate income young adults attended training program; 21 of these individuals completed the pre-apprenticeship program; 16 graduates were placed directly into job or paid apprenticeships; 10 apprentice hosts were recruited; 17 participants are currently working; and 5 staff were employed on the project.

**HUD Performance Outcome Statement** 25 youth will have access to employment training services for the purpose of creating a suitable living environment.

**Budget Information:**

CDBG Funds Budgeted This Period:	\$ 111,234
CDBG Funds Expended This Period:	\$ 109,682
CDBG Balance June 30, 2010:	\$ 1,551
State/Local Funds Expended This Period:	\$ 69,470
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 44,175
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 223,327

## CDBG PROJECTS

### **Mountain BizWorks - Micro Business Development HUD # 873 Underway**

**CDBG Activity Code:** 18-C Micro-Enterprise Assistance  
**Agency:** Mountain BizWorks  
**Activity Location:** Community Wide  
**Activity Description:** Training and technical assistance provided to low to moderate income entrepreneurs, to enable them to successfully start, expand, or sustain their own businesses. This grant also funds the operation of a CDBG loan pool (but not the loan capital).  
**Accomplishments:** 102 participants completed entrepreneurial training, 18 LMI GO contracts completed, advanced training to 32 LMI clients. Of eligible clients served, 27 new businesses, 12 new FTE jobs were created and a total of 25 FTE were sustained, and an additional 51 businesses were enhanced or expanded.  
**HUD Performance Outcome Statement** 102 businesses will have access to training and technical support services for the purpose of creating economic opportunities.

#### **Budget Information:**

CDBG Funds Budgeted This Period:	\$ 150,000
CDBG Funds Expended This Period:	\$ 141,599
CDBG Balance June 30, 2010:	\$ 8,400
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 302,847
Private Funds Expended This Period:	\$ 692,791
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 1,137,237

## CDBG PROJECTS

### **Mountain BizCapital - Micro-Business Loan Fund HUD # 767/809/845 Underway**

**CDBG Activity Code:** 18 C - Micro-Enterprise Assistance  
**Agency:** Mountain BizCapital  
**Activity Location:** City-wide. Operated from 153 South Lexington Ave, Asheville  
**Activity Description:** This program provides loans to Asheville's low-income/underserved entrepreneurs who cannot access financing elsewhere.  
**Accomplishments:** No CDBG loans were made during the 2009-10 period.

**HUD Performance Outcome Statement** Micro-businesses will have access to business capital for the purpose of creating economic opportunities.

#### **Budget Information:**

CDBG Funds Budgeted This Period:	\$ 66,689
CDBG Funds Expended This Period:	\$ 0
CDBG Balance June 30, 2010:	\$ 66,689
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 0

## CDBG PROJECTS

### **Asheville Buncombe Community Relations Council - Fair Housing HUD # 859 Underway**

#### **CDBG Activity Code:**

<b>Agency:</b>	Asheville Buncombe Community Relations Council
<b>Activity Location:</b>	Community Wide
<b>Activity Description:</b>	Education and outreach on fair housing issues and investigation and resolution of fair housing complaints.
<b>Accomplishments:</b>	Conducted 15 educational workshops on fair housing law and civil rights; investigated 57 complaints; 17 cases closed to HUD standards; completed HUD required training; 803 persons served.
<b>HUD Performance Outcome Statement</b>	57 households had access to fair housing services for the purpose of sustaining decent affordable housing free from discrimination

#### **Budget Information:**

CDBG Funds Budgeted This Period:	\$ 45,000
CDBG Funds Expended This Period:	\$ 45,000
CDBG Balance June 30, 2010:	\$ 0
State/Local Funds Expended This Period:	\$ 147,500
Other Federal Funds Expended This Period:	\$ 50,830
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 243,330

## CDBG PROJECTS

### **Consumer Credit Counseling Service of WNC, Inc. d/b/a On Track Financial Education & Counseling - Financial/Housing Counseling & Education HUD # 863 Underway**

**CDBG Activity Code:** 05- Public Services  
**Agency:** Consumer Credit Counseling Service of WNC, Inc. d/b/a On Track Financial Education & Counseling  
**Activity Location:** Community Wide  
**Activity Description:** Provision of financial counseling and homebuyer education to low-to-moderate income people, enabling them to survive financial crisis and learn money management skills to effectively plan and prioritize their spending, budget for homeownership, increase savings and stabilize their financial situation.  
**Accomplishments:** 1303 individuals in the City of Asheville received financial and housing counseling services.

**HUD Performance Outcome Statement** 1303 individuals in the City of Asheville had access to support services provided for the purpose of providing a suitable living environment.

#### **Budget Information:**

CDBG Funds Budgeted This Period:	\$ 37,430
CDBG Funds Expended This Period:	\$ 37,430
CDBG Balance June 30, 2010:	\$ 0
State/Local Funds Expended This Period:	\$ 404,627
Other Federal Funds Expended This Period:	\$ 44,472
Private Funds Expended This Period:	\$ 599,731
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 1,086,260

## CDBG PROJECTS

### **Helpmate - Domestic Violence Services HUD # 866 Underway**

**CDBG Activity Code:** 05 G- Domestic Violence Services  
**Agency:** Helpmate  
**Activity Location:** Community Wide  
**Activity Description:** Provides intensive case management to victims of domestic abuse and their children.  
**Accomplishments:** 220 victims of domestic abuse received emergency shelter; 93% (201) received assistance with safety planning, establishing self-sufficiency, and recovering from abuse. 76 non-residents were assisted with counseling services.  
**HUD Performance Outcome Statement** 220 households had access to support services for the purpose of providing a suitable living environment.

#### **Budget Information:**

CDBG Funds Budgeted This Period:	\$ 8,000
CDBG Funds Expended This Period:	\$ 8,000
CDBG Balance June 30, 2010:	\$ 0
State/Local Funds Expended This Period:	\$ 111,290
Other Federal Funds Expended This Period:	\$ 82,044
Private Funds Expended This Period:	\$ 280,678
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 482,012



## CDBG PROJECTS

### **Homeward Bound - Homeless Programs HUD # 867 Underway**

**CDBG Activity Code:**

**Agency:** Homeward Bound

**Activity Location:** Community Wide

**Activity Description:** Operational support to support the provision of a continuum of services to homeless persons in a safe, structured environment. Services include: assertive outreach, shelter, and referrals to community resources.

**Accomplishments:** Served 3,152 unduplicated individuals during the CDBG program year at the A-HOPE Center. 43 Unduplicated individuals moved into permanent, supportive housing. A total of 3,152 unduplicated homeless/low-income individuals benefitted from some level of services or support from staff and volunteers of the A HOPE Center or from community partners that provided regular on-site services. 841 persons were reached through PATH outreach efforts. 415 persons increased their incomes by obtaining at least one form of entitlement benefit such as Social Security Disability, Medicaid Food Stamps, Vocational Rehabilitation, Veteran's Administration benefits or Unemployment benefits. 144 homeless individual obtained permanent, non-supportive housing. 228 persons accepted a referral and attended at least one mental health counseling or treatment session. Provided safe, overnight shelter in the Safe Haven program to 24 individuals who had been living in the streets at night. All of these attended at least one meeting with case management staff and voiced a goal. 6 obtained at least one form of entitlement benefit and 2 moved into permanent housing. Assisted 95 women in accessing emergency shelter through the Room at the Inn program

**HUD Performance Outcome Statement** 2,905 homeless persons will have access to shelter and services for the purpose of creating a suitable living environment.

**Budget Information:**

CDBG Funds Budgeted This Period:	\$ 94,400
CDBG Funds Expended This Period:	\$ 94,400
CDBG Balance June 30, 2010:	\$ 0
State/Local Funds Expended This Period:	\$ 355,803
Other Federal Funds Expended This Period:	\$ 209,032
Private Funds Expended This Period:	\$ 192,838
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 852,074

## CDBG PROJECTS

### **Pisgah Legal Services - Homelessness Prevention HUD # 874 Underway**

#### **CDBG Activity Code:**

**Agency:** Pisgah Legal Services

**Activity Location:** Community Wide

**Activity Description:** Provision of legal and technical assistance to very low-income persons to obtain or preserve public housing.

**Accomplishments:** 1a) Housing was secured or preserved with legal representation for 163 individuals living in 67 very low income households in closed cases who were denied subsidized housing or who were wrongly threatened with eviction from public housing. 1b) Housing was secured or preserved with legal advice for 204 individuals living in 86 very low income households in closed cases who were denied subsidized housing or who were wrongly threatened with eviction from public housing. 922 clients eligible for assistance were screened to determine potential eligibility for legal advice, counseling, and legal representation to ensure access to subsidized housing.

**HUD Performance Outcome Statement** 486 individuals had access to legal services for the purpose of creating a suitable living environment.

#### **Budget Information:**

CDBG Funds Budgeted This Period:	\$ 30,000
CDBG Funds Expended This Period:	\$ 30,000
CDBG Balance June 30, 2010:	\$ 0
State/Local Funds Expended This Period:	\$ 50,939
Other Federal Funds Expended This Period:	\$ 21,218
Private Funds Expended This Period:	\$ 180,533
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 282,690

## CDBG PROJECTS

### City of Asheville - Transit Dept - Transit Improvements HUD # 860 Underway

**CDBG Activity Code:** 03- Public Facilities and Improvements  
**Agency:** City of Asheville - Transit Dept  
**Activity Location:** Community Wide  
**Activity Description:** Installation of five new shelters along main corridors in the City of Asheville that are served by public transportation.  
**Accomplishments:** When completed, there will be improved comfort, utility, and accessibility of the transit system for 8,018 LMI transit users in the City of Asheville.

**HUD Performance Outcome Statement** When completed, 8,018 LMI individuals will have increased accessibility to the transit system through the installation of bus shelters and benches for the purpose of enhancing suitable living environment.

#### Budget Information:

CDBG Funds Budgeted This Period:	\$ 0
CDBG Funds Expended This Period:	\$ 0
CDBG Balance June 30, 2010:	\$ 60,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 0

## CDBG PROJECTS

### City of Asheville - Transportation Dept. - N. Louisiana Street Sidewalks

#### HUD # 861 Underway

**CDBG Activity Code:** 03 L - Sidewalks  
**Agency:** City of Asheville - Transportation Dept.  
**Activity Location:** West Asheville Census Tract 12, Block Groups 1,4 and Census  
Track 14, Block Group 1  
**Activity Description:** Pedestrian Infrastructure project on N. Louisiana Street in  
West Asheville. Project also received CDBG funding in 2008.  
**Accomplishments:** Project Survey and design is complete. Easement acquisition  
is underway. Project construction is anticipated in summer  
of 2011.

**HUD Performance Outcome  
Statement** 1,500 individuals in West Asheville will have an enhanced  
living environment through new pedestrian infrastructure  
that will improve accessibility to the schools, employment,  
services and other amenities.

#### Budget Information:

CDBG Funds Budgeted This Period:	\$ 117,000
CDBG Funds Expended This Period:	\$ 0
CDBG Balance June 30, 2010:	\$ 117,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 0

## CDBG PROJECTS

### **City of Asheville - Transit Infrastructure Improvements HUD # 816 Underway**

**CDBG Activity Code:** 03- Public Facilities and Improvements  
**Agency:** City of Asheville  
**Activity Location:** To be installed on main corridors served by public transportation in Asheville, NC  
**Activity Description:** The street furniture improvement project seeks to install shelters in high demand areas along the main corridors served by the Asheville Transit System  
**Accomplishments:** Installation underway of shelters purchased previously with this grant.

**HUD Performance Outcome Statement** Approximately 8000 residents will have improved access to the transit system for the purpose of providing a suitable living environment.

#### **Budget Information:**

CDBG Funds Budgeted This Period:	\$ 8,125
CDBG Funds Expended This Period:	\$ 0
CDBG Balance June 30, 2010:	\$ 8,125
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 0

## CDBG PROJECTS

### City of Asheville - Emma Sidewalks HUD # 817 Underway

**CDBG Activity Code:** 03 L - Sidewalks  
**Agency:** City of Asheville  
**Activity Location:** North Louisiana Ave., Asheville, NC  
**Activity Description:** North Louisiana Avenue sidewalk project, sections C and D. This project will install an ADA compliant sidewalk on North Louisiana Avenue from Emma Road to Mosswood Road.  
**Accomplishments:** HUD environmental review clearance letter was obtained from the Community Development Division. Survey of the project area is mostly complete. Preliminary design is underway.  
**HUD Performance Outcome Statement** When completed, 1,500 individuals in West Asheville will have an enhanced living environment through new pedestrian infrastructure that will improve accessibility to the schools, employment, services and other amenities.

#### Budget Information:

CDBG Funds Budgeted This Period:	\$ 0
CDBG Funds Expended This Period:	\$ 0
CDBG Balance June 30, 2010:	\$ 100,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 0

## CDBG PROJECTS

### **Mountain Housing Opportunities - Clingman Avenue Infrastructure HUD # 582 Completed**

**CDBG Activity Code:** 03J- Water/Sewer Improvements  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** Clingman Ave, Asheville, NC  
**Activity Description:** Improvements to sewer, streets, and storm drainage on Clingman Ave and the adjoining greenway route in the West End / Clingman Avenue neighborhood.  
**Accomplishments:** Construction of infrastructure complete

**HUD Performance Outcome Statement** Infrastructure improvements will sustain a suitable living environment for 620 residents of the West End/Clingman Ave neighborhood.

#### **Budget Information:**

CDBG Funds Budgeted This Period:	\$ 0
CDBG Funds Expended This Period:	\$ 0
CDBG Balance June 30, 2010:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 0

## CDBG PROJECTS

### **Housing Authority of the City of Asheville (HACA) - Pisgah View Community Services Center HUD # 739 Completed**

**CDBG Activity Code:** 03 E- Neighborhood Facilities  
**Agency:** Housing Authority of the City of Asheville (HACA)  
**Activity Location:** Pisgah View Housing Development, Granada St, Asheville, NC  
**Activity Description:** Renovation in three phases of former residential space into educational and community outreach space for a variety of agencies and programs.  
**Accomplishments:** The building is now complete. The "I Have A Dream" Program currently serves 37 "Dreamers" in Grades 4-7. More than 200 people have been served during the reporting period including family members and community members. "Dreamers" will earn a scholarship to attend college if they successfully complete the program. Project MARCH ("Make a Right Choice"), a program of Children First/ Communities in Schools is based on research showing that having constructive activities for children between 3:00 and 6:00 pm is critical to prevention of juvenile crime and gang activity. Last year, 18 students were enrolled in the program; most maintained or improved their academic performance and were promoted to the next grade level; all parents attended at least two events or volunteered for the program. With substantial completion of Phase 3 in June 2010 the building is now complete, with the final two units to be used by HACA's resident services staff, City staff from the Weed & Seed Program, and other agencies serving the adult residents of the development. No CDBG funds were expended for Phase 3.

**HUD Performance Outcome Statement** 1726 individuals have new access to a public facility for the purpose of creating a suitable living environment.

**Budget Information:**

CDBG Funds Budgeted This Period:	\$ 0
CDBG Funds Expended This Period:	\$ 0
CDBG Balance June 30, 2010:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 252,875
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 252,875



## CDBG PROJECTS

### City of Asheville - Community Development - Section 108 Debt Service

#### HUD # 876 Underway

**CDBG Activity Code:**

**Agency:** City of Asheville - Community Development  
**Activity Location:** n/a  
**Activity Description:** Repayment of principal and interest on one Section 108 Guaranteed Loans: \$800,000 received in 2003 for the revitalization of South Pack Square.  
**Accomplishments:** \$800,000 loan received in 2003 for South Pack Square Redevelopment. \$30,000 principal and \$36,046 interest paid. The remaining balance for payments is \$680,00.

**HUD Performance Outcome Statement** n/a

**Budget Information:**

CDBG Funds Budgeted This Period:	\$ 2,849
CDBG Funds Expended This Period:	\$ 2,849
CDBG Balance June 30, 2010:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 2,849

## CDBG PROJECTS

### **Pisgah Legal Services - Resource Development HUD # 875 Underway**

**CDBG Activity Code:**

**Agency:** Pisgah Legal Services  
**Activity Location:** Community Wide  
**Activity Description:** Legal and technical assistance provided to organizations that provide shelter, housing, and urgently needed services to homeless persons in Asheville. Preparation of Asheville's annual HUD Continuum of Care application.

**Accomplishments:** \$942,904 was awarded through the Continuum of Care grant for 2009-2010. PLS worked with Homeless Initiative to include homeless information and goals into the Consolidated Plan. PLS participated in discussions between County and City to help create strategies and resources for housing as a non-putative alternative to incarceration. PLS and OnTrack met and created written referral protocols between the two agencies, resulting in cross agency training. Homeward Bound and the Housing Authority are working to take a systematic approach to tracking applications for chronically homeless individuals who meet the criteria for Housing Authority admissions preferences for public housing and the voucher program. This coordination is being facilitated through PLS staff. PLS facilitated the transfer of leadership of the Weed and Seed Steering Committee to a new Chairperson; and continues to provide assistance to the Site Coordinator to develop funding requests and progress reports as needed. PLS collaborated with local police department so that they will contact the Homeless Initiative before "busting" a homeless campsite; assisted with the Faith Summit on Homelessness by facilitating a session on Housing First and giving closing remarks; assisted Amy Sawyer and Homeward Bound in a discussion with HUD-Greensboro to make beneficial changes to the Continuum of Care grant for A-Hope, and met with the Public Defender to discuss Nuisance Court.

**HUD Performance Outcome Statement** n/a

**Budget Information:**

CDBG Funds Budgeted This Period:	\$ 21,218
CDBG Funds Expended This Period:	\$ 21,218
CDBG Balance June 30, 2010:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 21,218

## CDBG PROJECTS

### **City of Asheville - Community Development - Program Administration HUD # 877 Underway**

**CDBG Activity Code:**

<b>Agency:</b>	City of Asheville - Community Development
<b>Activity Location:</b>	n/a
<b>Activity Description:</b>	Administration of the CDBG Program by the City of Asheville. Four CD staff undertake the functions needed to carry out the program in accordance with federal regulations, including financial management, program planning, evaluating grant requests, monitoring sub recipients, technical assistance, facilitating citizen participation, carrying out environmental reviews, and reporting on program progress.
<b>Accomplishments:</b>	n/a

**HUD Performance Outcome Statement**      n/a

**Budget Information:**

CDBG Funds Budgeted This Period:	\$ 236,517
CDBG Funds Expended This Period:	\$ 184,347
CDBG Balance June 30, 2010:	\$ 52,170
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 184,347

CDBG PROJECTS

**City of Asheville - Community Development - Homelessness Prevention**  
**HUD # 862 Underway**

**CDBG Activity Code:**

<b>Agency:</b>	City of Asheville - Community Development
<b>Activity Location:</b>	n/a
<b>Activity Description:</b>	Implementation of the Asheville-Buncombe 10-year Plan to End Homelessness
<b>Accomplishments:</b>	n/a

**HUD Performance Outcome Statement**      n/a

**Budget Information:**

CDBG Funds Budgeted This Period:	\$ 27,474
CDBG Funds Expended This Period:	\$ 17,494
CDBG Balance June 30, 2010:	\$ 9,980
State/Local Funds Expended This Period:	\$ 36,000
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 993
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 54,487

**CDBG PROJECTS**

**City of Asheville - Community Development - Unallocated Funds  
HUD # n\ a Underway**

**CDBG Activity Code:**

**Agency:** City of Asheville - Community Development

**Activity Location:**

**Activity Description:** Unallocated Funds

**Accomplishments:**

**HUD Performance Outcome  
Statement**

**Budget Information:**

CDBG Funds Budgeted This Period:	\$ 2,943
CDBG Funds Expended This Period:	\$ 0
CDBG Balance June 30, 2010:	\$ 2,943
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Private Funds Expended This Period:	\$ 0
CDBG Program Income Expended This Period:	\$ 0
CBDO Proceeds Expended This Period:	\$ 0
Total Project Funds Expended This Period:	\$ 0

## Section IX: Detail of HOME Investment Partnerships Program Activities

HOME program funds are administered by the City of Asheville as Lead Entity of the Asheville Regional Housing Consortium, which covers Buncombe, Madison, Henderson, and Transylvania Counties. Table 13 summarizes locations, budgets, and expenditures for all active projects. The following pages provide more details on each project. Demographic characteristics of HOME beneficiaries are in Table 15. The location of each unit completed during the reporting year is shown in Section X.

**Table 12**  
**Summary of HOME-Assisted Projects**

Page	Project Title	Location	\$Budgeted	\$Expended	\$ Balance
<b>A. Housing</b>					
	AAHH - Enka Hills and Woodland Court	Asheville	1,000	0	1,000
	AAHH – Brotherton Subdivision	Asheville	114,000	0	114,000
	Homeward Bound - Rent Assistance	Asheville/Buncombe County	58,586	48,622	9,964
	MHO - Affordable Rental Housing	Asheville	37,000	0	37,000
	MHO - Clingman Lofts	Asheville	1,000	0	1,000
	MHO - East Riverside Development	Asheville	35,139	0	35,139
	MHO - Glen Rock Apartments	Asheville	218,972	218,972	0
	MHO - Housing for Veterans	Asheville	3,773	0	3,773
	VOAC - Skyland Apartments	Asheville	0	0	0
	OnTrack	Asheville and Buncombe County	33,335	13,335	20,000
	MHO - American Dream Downpayment Initiative	Buncombe County	33,520	33,520	0
	MHO - Self Help Homeownership	Black Mountain	19,437	19,437	0
	WCCA - English House	Brevard	100,000	99,000	1,000
	Buncombe Co. - Rural Rehab	Buncombe County	97,183	0	97,183
	MHO - Direct Homebuyer Assistance	Buncombe County	264,820	256,227	8,593
	MHO - Self Help Homeownership	Buncombe County	88,128	0	88,128
	HAC - Downpayment Assistance	Henderson County	55,700	50,200	5,500
	Henderson Co - Shuey Knolls	Henderson County	222,430	181,983	40,447
	HAC - Three Seeds	Hendersonville	32,561	32,561	0
	Madison Co - Homeowner Rehab	Madison County	70,000	0	70,000
	WCCA - Rosman Apartments	Rosman	115,000	4,500	110,500
	MHO S\F New Construction Buncombe	Woodfin	1,000	0	1,000

## HOME Programs

COA – Direct Homebuyer Assistance	Buncombe County (outside Asheville)	32,542	0	32,542
HACA – Mapleton Development	Flat Rock, NC	100,000	0	100,000
HACA – TBRA	Asheville/Buncombe County	64,782	21,041	43,741
CHCMC – S/F Home Construction	Madison County	50,000	0	50,000
MHO – S/F House Rehab	Black Mountain, NC	30,000	18,520	11,480
MHO – Westmore Apartments	Asheville, NC	225,000	225,000	0
MHO – Self Help Homeownership	Black Mountain, NC	1,000	0	1,000
<b>Subtotal (Housing)</b>		<b>2,105,908</b>	<b>1,222,918</b>	<b>882,990</b>

### B. Administration and Planning

COA – HOME Administration	Consortium-wide	146,239	129,528	16,711
Member Administration	Consortium-wide	54,622	38,642	15,980
MHO – CHDO Operating Expenses	Consortium-wide	18,280	16,780	1,500
HAC – CHDO Operating Expenses		18,280	16,780	1,500
WCCA – CHDO Operating Expenses		18,280	16,910	1,370
CHCMC – Operating Expenses	Henderson County	18,280	18,056	224

### Subtotal (Administration & Planning)

273,981      236,696      37,285

### C. Unallocated Funds

66      0      66

### Totals

2,379,955      1,459,614      920,341

## HOME Programs

### **Asheville Area Habitat for Humanity - Brotherton Subdivision HUD # 878 Underway**

**HOME Activity Type:** Housing Program  
**Agency:** Asheville Area Habitat for Humanity  
**Activity Location:** Virginia and Brotherton Avenues, Asheville 28806  
**Activity Description:** Asheville Area Habitat will build a subdivision of 18 single-family homes to be sold to low-income families.

**Accomplishments:** Infrastructure approximately 70% complete as of 6/30/10.

#### **Budget Information:**

HOME Funds Budgeted This Period:	\$ 114,000
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2010:	\$ 114,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 173,299
HOME Program Income	\$ 80,234
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 253,534



## HOME Programs

### **Buncombe County/ Mountain Housing Opportunities - Direct Homebuyer Assistance**

#### **HUD # 879 (Various) Underway**

**HOME Activity Type:** Housing Program  
**Agency:** Buncombe County/ Mountain Housing Opportunities  
**Activity Location:** Buncombe County, outside Asheville  
**Activity Description:** HOME funds will provide direct homebuyer assistance loans of up to \$20,000 to at least 14 LMI families in Buncombe County. Administered by MHO of Asheville for Buncombe County.

**Accomplishments:** Provided homeownership assistance to 14 low/moderate income households in Buncombe County

#### **Budget Information:**

HOME Funds Budgeted This Period:	\$ 264,819
HOME Funds Expended This Period:	\$ 256,227
HOME Balance June 30, 2010:	\$ 8,592
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 256,227

## HOME Programs

### City of Asheville/Mountain Housing Opportunities - Direct Homebuyer Assistance

#### HUD # 880 (Various) Underway

**HOME Activity Type:** Housing Program  
**Agency:** City of Asheville/Mountain Housing Opportunities  
**Activity Location:** Buncombe County, outside Asheville  
**Activity Description:** MHO will utilize \$32,542 of HOME funds to provide direct home buyer assistance to at least two (2) families with incomes less than 80 percent of area median income for housing units within the City of Asheville.

**Accomplishments:** No funds drawn in 2009-2010 for DPA

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 32,542
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2010:	\$ 32,542
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 0

## HOME Programs

### **Consumer Credit Counseling Service of WNC, Inc. d/b/a On Track Financial Education & Counseling - Tenant Based Rental Assistance HUD # 881 Underway**

**HOME Activity Type:** Housing Program

**Agency:** Consumer Credit Counseling Service of WNC, Inc. d/b/a On Track Financial Education & Counseling

**Activity Location:** Asheville/Buncombe County

**Activity Description:** HOME funds provide tenant based rental assistance (TBRA) to eligible clients to enable access to safe, decent, and affordable rental housing.

**Accomplishments:** 41 people in 21 households accessed safe, decent, affordable housing.

#### **Budget Information:**

HOME Funds Budgeted This Period:	\$ 33,335
HOME Funds Expended This Period:	\$ 13,335
HOME Balance June 30, 2010:	\$ 20,000
State/Local Funds Expended This Period:	\$ 15,903
Other Federal Funds Expended This Period:	\$ 45,000
Non-Federal Funds Expended This Period:	\$ 66,666
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 140,904

HOME Programs

**Henderson Co. /Housing Assistance Corporation - Down Payment Assistance Program**

**HUD # Various 797/852/853 Underway**

**HOME Activity Type:** Housing Program  
**Agency:** Henderson Co. /Housing Assistance Corporation  
**Activity Location:** Henderson County, operated from 602 Kanuga Rd, Hendersonville  
**Activity Description:** Down payment assistance for low and very low-income homebuyers of Henderson County

**Accomplishments:** One low and three very low income homebuyers received Down Payment Assistance.

**Budget Information:**

HOME Funds Budgeted This Period:	\$55,700
HOME Funds Expended This Period:	\$50,200
HOME Balance June 30, 2010:	\$5,500
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 5,500

## HOME Programs

### **Henderson County Habitat for Humanity - Shuey Knolls Subdivision HUD # 882 Underway**

**HOME Activity Type:** Housing Program

**Agency:** Henderson County Habitat for Humanity

**Activity Location:** Shuey Knolls is located in the Edneyville community on Hwy 64 in Henderson County

**Activity Description:** Continued funding for Shuey Knolls subdivision, which was funded in 2005, 2006, 2007 and 2008. Funds will be used for infrastructure and road construction that will serve 10 new housing units, in phase 4. Administered by Henderson County Habitat for Humanity.

**Accomplishments:** 11 homes were completed during the time period covered by this report. Because of the push to complete the homes eligible for the government \$8,000 tax credit, only 2 homes are now under construction. Families have been selected for the next three homes.

#### **Budget Information:**

HOME Funds Budgeted This Period:	\$ 222,430
HOME Funds Expended This Period:	\$ 181,983
HOME Balance June 30, 2010:	\$ 40,446
State/Local Funds Expended This Period:	\$ 220,000
Other Federal Funds Expended This Period:	\$ 213,540
Non-Federal Funds Expended This Period:	\$ 72,000
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 687,523

## HOME Programs

### Homeward Bound - Tenant Based Rental Assistance

#### HUD # 883 Underway

**HOME Activity Type:** Housing Program

**Agency:** Homeward Bound

**Activity Location:** Asheville/Buncombe County

**Activity Description:** In support of the Asheville/Buncombe 10-Year Plan to End Homelessness, Homeward Bound identifies safe, decent, affordable housing options as well as provides case management to homeless individuals placed in housing to assist them in maintaining long-term, independent living

**Accomplishments:** 12 people in 12 households benefitted from tenant based rental assistance through HOME funds. 6 households moved from homelessness to permanent, supportive housing.

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 58,586
HOME Funds Expended This Period:	\$ 48,622
HOME Balance June 30, 2010:	\$ 9,964
State/Local Funds Expended This Period:	\$ 32,386
Other Federal Funds Expended This Period:	\$ 209,032
Non-Federal Funds Expended This Period:	\$ 192,838
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 482,879

## HOME Programs

### Housing Assistance Corporation - Mapleton Development

HUD # 884

**HOME Activity Type:** Housing Program  
**Agency:** Housing Assistance Corporation  
**Activity Location:** 211 N. Mapleton Drive, east Flat Rock 28726  
**Activity Description:** Funds will be used for acquisition of land to construct five new single-family homes for low and moderate income households to be constructed using the USDA Rural Development Self-Help program.  
  
**Accomplishments:** Funds are to be combined with 2010-2011 award for an affordable single-family development.

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 100,000
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2010:	\$ 100,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 0

## HOME Programs

### **Housing Authority of the City of Asheville - Tenant Based Rental Assistance HUD # 885 Underway**

**HOME Activity Type:** Housing Program

**Agency:** Housing Authority of the City of Asheville

**Activity Location:** Asheville/Buncombe County

**Activity Description:** Tenant based rental assistance was provided to low and very-low income households in the form of security and utility deposits. Funds were used to assist in the payment of security deposits for families utilizing Section 8 Housing Choice Vouchers.

**Accomplishments:** 36 households were assisted in securing safe, affordable rental housing through the provision of Tenant Based Rental Assistance.

#### **Budget Information:**

HOME Funds Budgeted This Period:	\$ 64,782
HOME Funds Expended This Period:	\$ 21,040
HOME Balance June 30, 2010:	\$ 43,741
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 3,000,000
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 3,021,040



HOME Programs  
**Madison County - Homeowner Rehab**  
**HUD # 886 (Various) Underway**

**HOME Activity Type:** Housing Program  
**Agency:** Madison County  
**Activity Location:** Madison County  
**Activity Description:** Rehabilitation of 2 single-family housing units occupied by low-income homeowners. Administered by Community Housing Coalition of Madison County.

**Accomplishments:** 5 home rehabilitations completed. All rehabilitations inspected before work begun and upon completion by County Building Inspector.

**Budget Information:**

HOME Funds Budgeted This Period:	\$ 70,000
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2010:	\$ 70,000
State/Local Funds Expended This Period:	\$ 56,403
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 9,000
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 65,403

HOME Programs

**Community Housing Coalition of Madison County - Single Family Home Construction**

**HUD # 887**

**HOME Activity Type:** Housing Program  
**Agency:** Community Housing Coalition of Madison County  
**Activity Location:** Robinson Road, Beech Glen Community, Madison County  
**Activity Description:** New construction of one single-family home to be purchased by a low-income household. Developed by CHC of Madison County as a CHDO.

**Accomplishments:** No activity.

**Budget Information:**

HOME Funds Budgeted This Period:	\$ 50,000
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2010:	\$ 50,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 0

## HOME Programs

### Mountain Housing Opportunities - Affordable Rental Housing II

#### HUD # 888 Completed

**HOME Activity Type:** Housing Program  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** Asheville/Buncombe County  
**Activity Description:** Funds will be used by MHO, acting as a CHDO, as a pre-development loan to determine feasibility of a new rental housing development for 60 units.

**Accomplishments:** MHO has received planning and zoning approvals and submitted financing applications.

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 37,000
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2010:	\$ 37,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 88,000
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 88,000

## HOME Programs

### **Buncombe County/Mountain Housing Opportunities - Rural Home Rehabilitation**

#### **HUD # 889 (Various) Underway**

**HOME Activity Type:** Housing Program  
**Agency:** Buncombe County/Mountain Housing Opportunities  
**Activity Location:** Buncombe County, outside Asheville  
**Activity Description:** Rehabilitation of 2 single-family housing units in Buncombe County occupied by low income-homeowners. Administered by Mountain Housing Opportunities.

**Accomplishments:** Rehabilitation of selected homes is currently underway.

#### **Budget Information:**

HOME Funds Budgeted This Period:	\$ 97,183
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2010:	\$ 97,183
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 65,260
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 65,260

## HOME Programs

### Mountain Housing Opportunities - Self-Help Homeownership

#### HUD # 890 Underway

**HOME Activity Type:** Housing Program

**Agency:** Mountain Housing Opportunities

**Activity Location:** Central Avenue, Black Mountain, Buncombe County

**Activity Description:** Completion of subdivision on Central Avenue, Black Mountain, where homes are being constructed with assistance from USDA Rural Development Self-Help Funding. 9 single family homes will be owned by low income families who will assist in the construction

**Accomplishments:** 5 self-help homes complete  
4 self-help homes under construction, to be completed by 8/10

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 19,437
HOME Funds Expended This Period:	\$ 19,437
HOME Balance June 30, 2010:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 19,437

## HOME Programs

### **Mountain Housing Opportunities - Single-Family House Rehabilitation HUD # 891 Underway**

**HOME Activity Type:** Housing Program  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** 212 Central Avenue, Black Mountain, Buncombe County  
**Activity Description:** Rehabilitation and resale of one single family home located on Central Avenue in Black Mountain to be sold to a low income household. This home is on the same site as the new homes being constructed in the Self Help Project described on the previous page  
**Accomplishments:** Rehab is 95% complete, house is scheduled to go on the market 8/10

#### **Budget Information:**

HOME Funds Budgeted This Period:	\$ 30,000
HOME Funds Expended This Period:	\$ 18,520
HOME Balance June 30, 2010:	\$ 11,480
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 24,255
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 42,775

## HOME Programs

### Mountain Housing Opportunities - Westmore Apartments

#### HUD # 921 Underway

**HOME Activity Type:** Housing Program  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** Westmore Drive, Asheville  
**Activity Description:** New construction of 72 renter-occupied housing units to be occupied by low-income families in the Asheville area. Developed by MHO as CHDO.

**Accomplishments:** Preconstruction activities completed. MHO has prepared final plans and specs and has secured all financing and permits. Construction is underway and completion is estimated in June 2011.

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 225,000
HOME Funds Expended This Period:	\$ 225,000
HOME Balance June 30, 2010:	\$ 0
State/Local Funds Expended This Period:	\$ 470,000
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 384,531
HOME Program Income	\$ 225,000
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 1,304,531

## HOME Programs

### **Western Carolina Community Action - Estatoe Apartments (aka Rosman Apartments)**

#### **HUD # 893 Underway**

**HOME Activity Type:** Housing Program  
**Agency:** Western Carolina Community Action  
**Activity Location:** Newtown Road, Rosman, Transylvania County  
**Activity Description:** New construction of 18-20 renter-occupied HUD 202 housing units to be occupied by low-income elders in Transylvania County. Developed by WCCA acting as a CHDO.

**Accomplishments:** Site control obtained via option on property; Phase I Environmental completed; Market Study obtained; Appraisal completed; HOME Environmental Review completed including the required Army Corps of Engineers Stream Delineation Survey. Application for HUD 2

#### **Budget Information:**

HOME Funds Budgeted This Period:	\$ 115,000
HOME Funds Expended This Period:	\$ 4,500
HOME Balance June 30, 2010:	\$ 110,500
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 7,079
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 11,579



## HOME Programs

### Volunteers of America of the Carolinas - Skyland Apartments

#### HUD # 857 Underway

**HOME Activity Type:** Housing Program

**Agency:** Volunteers of America of the Carolinas

**Activity Location:** 138 Springside Road, Asheville, NC 28806

**Activity Description:** Volunteers of America National Services will develop 63 units of rental housing for occupancy by low-income elderly persons earning less than 40%, 50% and 60% of area median income. 11 units will be designated as HOME-assisted units.

**Accomplishments:** Construction is 91% complete. Project is estimated to be fully completed in October 2010.

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 0
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2010:	\$ 0
State/Local Funds Expended This Period:	\$ 1,815,034
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 2,865,243
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Total Project Funds Expended This Period:	\$ 4,680,277

## HOME Programs

### **Asheville Area Habitat for Humanity - Enka Hills Development and Woodland Court HUD # 642 Underway**

**HOME Activity Type:** Housing Program  
**Agency:** Asheville Area Habitat for Humanity  
**Activity Location:** Sandhill Road, Asheville and Verona Drive, Asheville  
**Activity Description:** Provide coordination and planning services to facilitate the development of a new 54 unit single family housing subdivision in Enka Hills and a new 20 unit single family housing subdivision in Woodland Court. Habitat plans to complete 16 homes per year in Enka Hills.

**Accomplishments:** All construction in Enka Hills is now complete. 17 houses were completed and 16 were closed in FY 2010. The last house will close in September, 2010. In Woodland Court overall infrastructure is 100% complete. 6 homes were complete and closed, 2 in FY 2009. 14 home will be complete in FY 2010.

#### **Budget Information:**

HOME Funds Budgeted This Period:	\$ 1,000
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2010:	\$ 1,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 0

## HOME Programs

### **Buncombe County/MHO - MHO S\F New Construction Bunc HUD # 701 Completed**

**HOME Activity Type:** Housing Program  
**Agency:** Buncombe County/MHO  
**Activity Location:** Penley Avenue (Elk Mountain Road), Woodfin  
**Activity Description:** MHO will act as developer to construct nine townhomes on Elk Mountain Road of which a minimum of four will be assisted with HOME funds and sold to families with incomes below 80% of AML. All units will comply with Energy Star Certification  
  
**Accomplishments:** Two units were sold this year to households with income below 80% AMI

#### **Budget Information:**

HOME Funds Budgeted This Period:	\$ 1,000
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2010:	\$ 1,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 1,065
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 1,065

## HOME Programs

### Housing Assistance Corporation - Three Seeds Subdivision

#### HUD # 774 Underway

**HOME Activity Type:** Housing Program  
**Agency:** Housing Assistance Corporation  
**Activity Location:** Oak Grove Road, Henderson County  
**Activity Description:** New construction of 14 single-family affordable homes that will be sold to low income homebuyers. All 14 homes will receive support from HOME funds. Developed by HAC as a CHDO.

**Accomplishments:** Six self-help clients have completed construction and occupy their homes. Two self-help clients closed on their lots in June and are under construction. The final two self-help clients were determined eligible but did not close until July.

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 32,561
HOME Funds Expended This Period:	\$ 32,561
HOME Balance June 30, 2010:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 60,000
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 92,561

## HOME Programs

### Mountain Housing Opportunities - Clingman Lofts

#### HUD # 752 Completed

**HOME Activity Type:** Housing Program

**Agency:** Mountain Housing Opportunities

**Activity Location:** Clingman Avenue, Asheville

**Activity Description:** MHO will act as developer to construct 21 condominiums on Clingman Avenue of which 11 will be assisted with HOME funds and sold to families with incomes below 80% of AMI. All units will comply with Energy Star Certification and will meet NC HealthyBuilt guidelines.

**Accomplishments:** Construction complete. 8 units were sold this year to low income households.

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 1,000
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2010:	\$ 1,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 3,061
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 3,061

## HOME Programs

### Mountain Housing Opportunities - East Riverside Development

#### HUD # 793 Underway

**HOME Activity Type:** Housing Program  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** Ralph and Choctaw Streets in Asheville  
**Activity Description:** Construct 10 homeownership units for households with incomes below 80% AMI.

**Accomplishments:** Conceptual building design for 27 condominium homes at the corner of Gaston & Congress completed.  
Plans approved by TRC, Planning & Zoning and City Council  
Construction Drawings 75% complete

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 35,138
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2010:	\$ 35,138
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 0

## HOME Programs

### Mountain Housing Opportunities - Glen Rock Apartments

#### HUD # 760/706/627 Underway

**HOME Activity Type:** Housing Program  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** Depot Street, Asheville  
**Activity Description:** Construction of a 60 unit development serving renter households with incomes at or below 60% of the area median income

**Accomplishments:** Construction is 70% complete. Estimated completion is October 1, 2010.

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 218,971
HOME Funds Expended This Period:	\$ 218,971
HOME Balance June 30, 2010:	\$ 0
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 5,404,997
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 5,623,968

## HOME Programs

### Mountain Housing Opportunities - Housing for Veterans

#### HUD # 768 Completed

**HOME Activity Type:** Housing Program  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** Riceville Road, Asheville  
**Activity Description:** Conduct a feasibility study of the use of a VA building or land for permanent housing for homeless veterans.

**Accomplishments:** The feasibility study and cost analysis has been completed. An initial historical study has also been completed. The development plan is complete. The Veteran's Administration has not decided on the future use of this site.

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 3,772
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2010:	\$ 3,772
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 0



## HOME Programs

### Mountain Housing Opportunities - Self Help Homeownership

#### HUD # 749 Completed

**HOME Activity Type:** Housing Program

**Agency:** Mountain Housing Opportunities

**Activity Location:** Central Avenue, Black Mountain

**Activity Description:** MHO will build nine new homes and rehabilitate an existing home at it's Self-Help homeownership development in Black Mountain. This program will require "sweat equity" from the future homeowners. Developed by MHO as CHDO.

**Accomplishments:** MHO closed on the 5 lots at Central Ave in the 2009-2010 fiscal year.

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 1,000
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2010:	\$ 1,000
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 0

## HOME Programs

### Mountain Housing Opportunities - Self Help Homeownership

#### HUD # 837 Underway

**HOME Activity Type:** Housing Program  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** Buncombe County  
**Activity Description:** MHO will purchase land for future single "self-help" family housing development. MHO will develop the project as a CHDO

**Accomplishments:** Construction is anticipated in FY 2011.

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 88,128
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2010:	\$ 88,128
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 0

## HOME Programs

### Western Carolina Community Action - English House - Brevard

#### HUD # 840 Underway

**HOME Activity Type:** Housing Program  
**Agency:** Western Carolina Community Action  
**Activity Location:** Locks Drive, Brevard, NC  
**Activity Description:** Construction of four 1-bedroom apartments targeted to persons with disabilities who are at or below 30% AMI. WCCA is developing the project as a CHDO.

**Accomplishments:** Constructed one building with 4 units of affordable housing, with certificate of occupancy issued April 30, 2010

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 100,000
HOME Funds Expended This Period:	\$ 99,000
HOME Balance June 30, 2010:	\$ 1,000
State/Local Funds Expended This Period:	\$ 399,974
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 100,000
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 598,974

## HOME Programs

### Mountain Housing Opportunities - American Dream Downpayment Initiative HUD # 843 and 798 Completed

**HOME Activity Type:** Housing Program  
**Agency:** Mountain Housing Opportunities  
**Activity Location:** Buncombe County  
**Activity Description:** American Dream Downpayment Initiative funds are used to provide down payment and closing costs assistance for first time homebuyers (families who have not owned a home in the last 3 years). Housing units can be newly constructed or resale units.  
**Accomplishments:** 6 low/moderate income households were provided downpayment and closing costs assistance with ADDI funds in FY 2009-10.

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 33,520
HOME Funds Expended This Period:	\$ 33,520
HOME Balance June 30, 2010:	\$ 0
State/Local Funds Expended This Period:	\$ 110,250
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 20,000
HOME Program Income	\$ 11,500
CHDO Proceeds	\$ 24,022
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 199,292

## HOME Programs

### City of Asheville - Community Development - HOME Administration

HUD # 894

**HOME Activity Type:** Housing Program  
**Agency:** City of Asheville - Community Development  
**Activity Location:** Consortium-wide  
**Activity Description:** Administration of the HOME Program by the City of Asheville's Community Development Division. Tasks include financial management, program planning, evaluating grant requests, monitoring CHDOs and sub recipients, providing technical assistance, and report

#### Accomplishments:

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 146,239
HOME Funds Expended This Period:	\$ 129,528
HOME Balance June 30, 2010:	\$ 16,710
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 129,528

## HOME Programs

### Mountain Housing Opportunities - CHDO Operating Expenses

#### HUD # 895 Completed

**HOME Activity Type:** Housing Program

**Agency:** Mountain Housing Opportunities

**Activity Location:** Consortium-wide

**Activity Description:** Operating funds for the four CHDOs in the Consortium's area who are actively developing and managing HOME-assisted housing. Funds are divided equally between Mountain Housing Opportunities, Housing Assistance Corporation, Western Carolina Community Action

**Accomplishments:** The Consortium's four active CHDO's: Mountain Housing Opportunities, Housing Assistance Corporation, Community Housing Coalition of Madison County, and Western Carolina Community Action, used these funds to support their housing development activities.

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 18,279
HOME Funds Expended This Period:	\$ 16,779
HOME Balance June 30, 2010:	\$ 1,500
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 16,779

## HOME Programs

### Housing Assistance Corporation - CHDO Operating Expenses

#### HUD # 896 Completed

**HOME Activity Type:** Housing Program

**Agency:** Housing Assistance Corporation

**Activity Location:** Consortium-wide

**Activity Description:** Operating funds for the four CHDOs in the Consortium's area who are actively developing and managing HOME-assisted housing. Funds are divided equally between Mountain Housing Opportunities, Housing Assistance Corporation, Western Carolina Community Actio

**Accomplishments:** The Consortium's four active CHDO's: Mountain Housing Opportunities, Housing Assitance Coporation, Community Housing Coalition of Madison County, and Western Carolina Community Action, used these funds to support their housing development activities.

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 18,279
HOME Funds Expended This Period:	\$ 16,779
HOME Balance June 30, 2010:	\$ 1,500
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 16,779

## HOME Programs

### Western Carolina Community Action - CHDO Operating Expenses

#### HUD # 897 Completed

**HOME Activity Type:** Housing Program

**Agency:** Western Carolina Community Action

**Activity Location:** Consortium-wide

**Activity Description:** Operating funds for the four CHDOs in the Consortium's area who are actively developing and managing HOME-assisted housing. Funds are divided equally between Mountain Housing Opportunities, Housing Assistance Corporation, Western Carolina Community Action.

**Accomplishments:** The Consortium's four active CHDO's: Mountain Housing Opportunities, Housing Assistance Corporation, Community Housing Coalition of Madison County, and Western Carolina Community Action, used these funds to support their housing development activities.

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 18,279
HOME Funds Expended This Period:	\$ 16,910
HOME Balance June 30, 2010:	\$ 1,369
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 16,910



## HOME Programs

### Community Housing Coalition of Madison County - CHDO Operating Expenses

#### HUD # 898 Completed

**HOME Activity Type:** Housing Program

**Agency:** Community Housing Coalition of Madison County

**Activity Location:** Consortium-wide

**Activity Description:** Operating funds for the four CHDOs in the Consortium's area who are actively developing and managing HOME-assisted housing. Funds are divided equally between Mountain Housing Opportunities, Housing Assistance Corporation, Western Carolina Community Action

**Accomplishments:** The Consortium's four active CHDO's: Mountain Housing Opportunities, Housing Assistance Corporation, Community Housing Coalition of Madison County, and Western Carolina Community Action, used these funds to support their housing development activities.

#### Budget Information:

HOME Funds Budgeted This Period:	\$ 18,279
HOME Funds Expended This Period:	\$ 18,055
HOME Balance June 30, 2010:	\$ 223
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 18,055

HOME Programs  
**City Of Asheville - Unallocated Funds  
Underway**

**HOME Activity Type:**

**Agency:** City Of Asheville

**Activity Location:**

**Activity Description:** Funds which were returned from completed or terminated programs during the program year and were re-allocated for the 2009-10 program year.

**Accomplishments:** N/A

**Budget Information:**

HOME Funds Budgeted This Period:	\$ 66
HOME Funds Expended This Period:	\$ 0
HOME Balance June 30, 2010:	\$ 66
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 0

HOME Programs  
**City Of Asheville - Member Administration**  
**HUD # 5 Underway**

**HOME Activity Type:** Program Admin & Planning Capacity  
**Agency:** City Of Asheville  
**Activity Location:**  
**Activity Description:** Funds used for administration of HOME projects by other Member Governments of the Consortium

**Accomplishments:**

**Budget Information:**

HOME Funds Budgeted This Period:	\$ 54,622
HOME Funds Expended This Period:	\$ 38,642
HOME Balance June 30, 2010:	\$ 15,980
State/Local Funds Expended This Period:	\$ 0
Other Federal Funds Expended This Period:	\$ 0
Non-Federal Funds Expended This Period:	\$ 0
HOME Program Income	\$ 0
CHDO Proceeds	\$ 0
Low Income Housing Tax Credits	\$ 0
Total Project Funds Expended This Period:	\$ 38,642

## Section X and Maps

### Section X – List of Housing Activities and Maps

#### List of Housing Activities and Maps

Ref. #	Address	ZIP	PIN	Units	Units/ Site	Funding Source
Asheville Area Habitat for Humanity - Infrastructure Development - Brotherton (70% complete by 6/30/2010)						
1	Brotherton Ave., Asheville, NC	28806	963821916300000	23		HOME
MHO - New Construction - Glen Rock (70% complete by 6/30/2010)						
2	372 Depot Street, Asheville NC	28801	964805527200000	60		Other
MHO - Affordable Housing Pre-development - Larchmont						
3	E. Larchmont Rd, Asheville, NC	28804		60		HOME
MHO - Direct Homebuyer Assistance						
4	49 Johnston Blvd	28806	9628-77-7079-00000	1		CDBG
5	197 Merchant Street (cbdo proceeds - not avl)	28803	9629-28-2322	1		CDBG
6	58 Sandhill School Road	28806	9617-95-2921	1		CDBG
7	37 Wilmington Street	28806	9638-56-5247	1		CDBG
						4
MHO - Direct Homebuyer Assistance Loan Pool						
8	4 Arbutus Road, Asheville, NC	28805	9668-16-6369-00000	1		HOME/ADDI
9	80 Brickyard Road, Asheville, NC	28806	9639-12-2183	1		HOME/ADDI
10	91 East Street, Asheville, NC	28803	9658-01-2367-00000	1		HOME/ADDI
11	157 Laurel Loop, Asheville, NC	28806	9638-08-0272-00000	1		HOME/ADDI
12	36 Mt. Carmel Drive, Asheville, NC	28806	9720-21-0395	1		HOME/ADDI
	159 Old NC 20 Hwy, Alexander, NC (cbdo proceeds - not avl)	28701	9710-02-89-5271-000	1		HOME/ADDI
						6
MHO - New Construction - Clingman Lofts						
13	125 Clingman Ave	28801	9648086304	8		Other/HOME
MHO - New Construction Pre - Development - Westmore Drive						
14	42, 43, 46, 47, 50, 51, 55 Westmore Drive, Asheville, NC	28806	962837408600000	72		HOME
WNC Green Building Council Weed & Seed Area Weatherization Services						
15	49 Allen St. Asheville, NC	28806	9638-44-1100-00000	1		CDBG
15	29 Argyle Ln Asheville, NC	28806	9638-54-4846-00000	1		CDBG
15	73 Argyle Ln. Asheville, NC	28806	9638-55-3247-00000	1		CDBG
15	73 Boyd Ave Asheville, NC	28806	9638-47-2291-00000	1		CDBG
15	81 Boyd Ave Asheville, NC	28806	9638-47-2391-00000	1		CDBG
15	83 Boyd Ave Asheville, NC	28806	9638-47-2399-00000	1		CDBG
15	69 Brucemont Cir. Asheville, NC	28806	9638-36-0344-00000	1		CDBG
15	93 Brucemont Cir. Asheville, NC	28806	9638-26-8527-00000	1		CDBG
15	127 Brucemont Cir. Asheville, NC	28806	9638-26-4838-00000	1		CDBG
15	141 Brucemont Cir. Asheville, NC	28806	9638-26-4586-00000	1		CDBG
15	201 Brucemont Cir. Asheville, NC	28806	9638-25-5798-00000	1		CDBG

## Section X and Maps

15	91 Bradley St. Asheville, NC	28806	9638-71-3994-00000	1	CDBG
15	60 Buffalo St. Asheville, NC	28806	9638-47-5146-00000	1	CDBG
15	82 Buffalo St. Asheville, NC	28806	9638-47-5638-00000	1	CDBG
15	160 Burton St. Asheville, NC	28806	9638-46-2538-00000	1	CDBG
15	50 Dorchester Ave Asheville, NC	28806	9638-46-3614	1	CDBG
15	167 Euclid Blvd Asheville, NC	28806	9638-84-2455-00000	1	CDBG
15	163 Fayetteville St. Asheville, NC	28806	9638-46-9734-00000	1	CDBG
15	198 Fayetteville St. Asheville, NC	28806	9638-47-7188-00000	1	CDBG
15	201 Fayetteville St. Asheville, NC	28806	9638-47-9265-00000	1	CDBG
15	128 Hudson St. Asheville, NC	28806	9638-32-6484-00000	1	CDBG
15	55 Indiana Ave Asheville, NC	28806	9638-52-9763-00000	1	CDBG
15	19 Ivy St. Asheville, NC	28806	9638-47-1281-00000	1	CDBG
15	19 Jarrett St. Asheville, NC	28806	9638-24-2783-00000	1	CDBG
15	34 Lamb Ave Asheville, NC	28806	9638-80-3889-00000	1	CDBG
15	31 Mardell Cir. Asheville, NC	28806	9638-46-1239-00000	1	CDBG
15	139 Michigan Ave Asheville, NC	28806	9638-62-1616-00000	1	CDBG
15	41 Millbrook Rd. Asheville, NC	28806	9638-66-9673-00000	1	CDBG
15	87 Montana Ave Asheville, NC	28806	9638-53-6554-00000	1	CDBG
15	27 Oregon Ave Asheville, NC	28806	9638-27-7119-00000	1	CDBG
15	37 Oregon Ave Asheville, NC	28806	9638-27-6230-00000	1	CDBG
15	51 Pennsylvania Ave Asheville, NC	28806	9638-63-3959-00000	1	CDBG
15	53 Pennsylvania Ave Asheville, NC	28806	9638-64-3000-00000	1	CDBG
15	15 Riverview Dr Asheville, NC	28806	9638-86-9325-00000	1	CDBG
15	192 Riverview Dr. Asheville, NC	28806	9638-84-5495-00000	1	CDBG
15	192 Riverview Dr., Apt A Asheville, NC	28806	9638-84-5495-00000	1	CDBG
15	27 Saratoga St Asheville, NC	28806	9638-47-8934-00000	1	CDBG
15	47 State St. Asheville, NC	28806	9638-34-4267-00000	1	CDBG
15	133 State St. Asheville, NC	28806	9638-43-2415-00000	1	CDBG
15	16 Toxaway St. Asheville, NC	28806	9638-78-4265-00000	1	CDBG
15	261 Virginia Ave Asheville, NC	28806	9638-21-7335-00000	1	CDBG
15	41 Wellington St. Asheville, NC	28806	9638-63-9770-00000	1	CDBG
15	60 Westwood Pl. Asheville, NC	28806	9638-55-8387-00000	1	CDBG

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### Asheville Area Habitat for Humanity - Woodland Court

16	8 Springmill Drive, Asheville, NC	28806	9628-33-7172	1	CDBG
16	10 Springmill Drive, Asheville, NC	28806	9628-33-8115	1	CDBG

2

### Asheville Area Habitat for Humanity - Enka Hills

17	100 Warren Haynes Dr., Asheville, NC	28806	9617-83-4647	1	CDBG
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## Section X and Maps

17	102 Warren Haynes Dr., Asheville, NC	28806	9617-83-3741	1	CDBG
17	104 Warren Haynes Dr., Asheville, NC	28806	9617-83-2793	1	CDBG
17	106 Warren Haynes Dr., Asheville, NC	28806	9617-83-2734	1	CDBG
17	107 Warren Haynes Dr., Asheville, NC	28806	9617-83-3828	1	CDBG
17	108 Warren Haynes Dr., Asheville, NC	28806	9617-83-1787	1	CDBG
17	109 Warren Haynes Dr., Asheville, NC	28806	9617-83-2973	1	CDBG
17	110 Warren Haynes Dr., Asheville, NC	28806	9617-83-1840	1	CDBG
17	112 Warren Haynes Dr., Asheville, NC	28806	9617-83-1827	1	CDBG
17	114 Warren Haynes Dr., Asheville, NC	28806	9617-83-0983	1	CDBG
17	115 Warren Haynes Dr., Asheville, NC	28806	9617-84-1164	1	CDBG
17	116 Warren Haynes Dr., Asheville, NC	28806	9617-83-0959	1	CDBG
17	101 Sabian Ct., Asheville, NC	28806	9617-84-2154	1	CDBG
17	104 Sabian Ct., Asheville, NC	28806	9617-84-1330	1	CDBG
17	105 Sabian Ct., Asheville, NC	28806	9617-84-2390	1	CDBG
17	106 Sabian Ct., Asheville, NC	28806	9617-84-1376	1	CDBG

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### Homeward Bound - Tenant Based Rental Assistance

18	Operated from 35 Grove Street	28801	N/A	12	HOME
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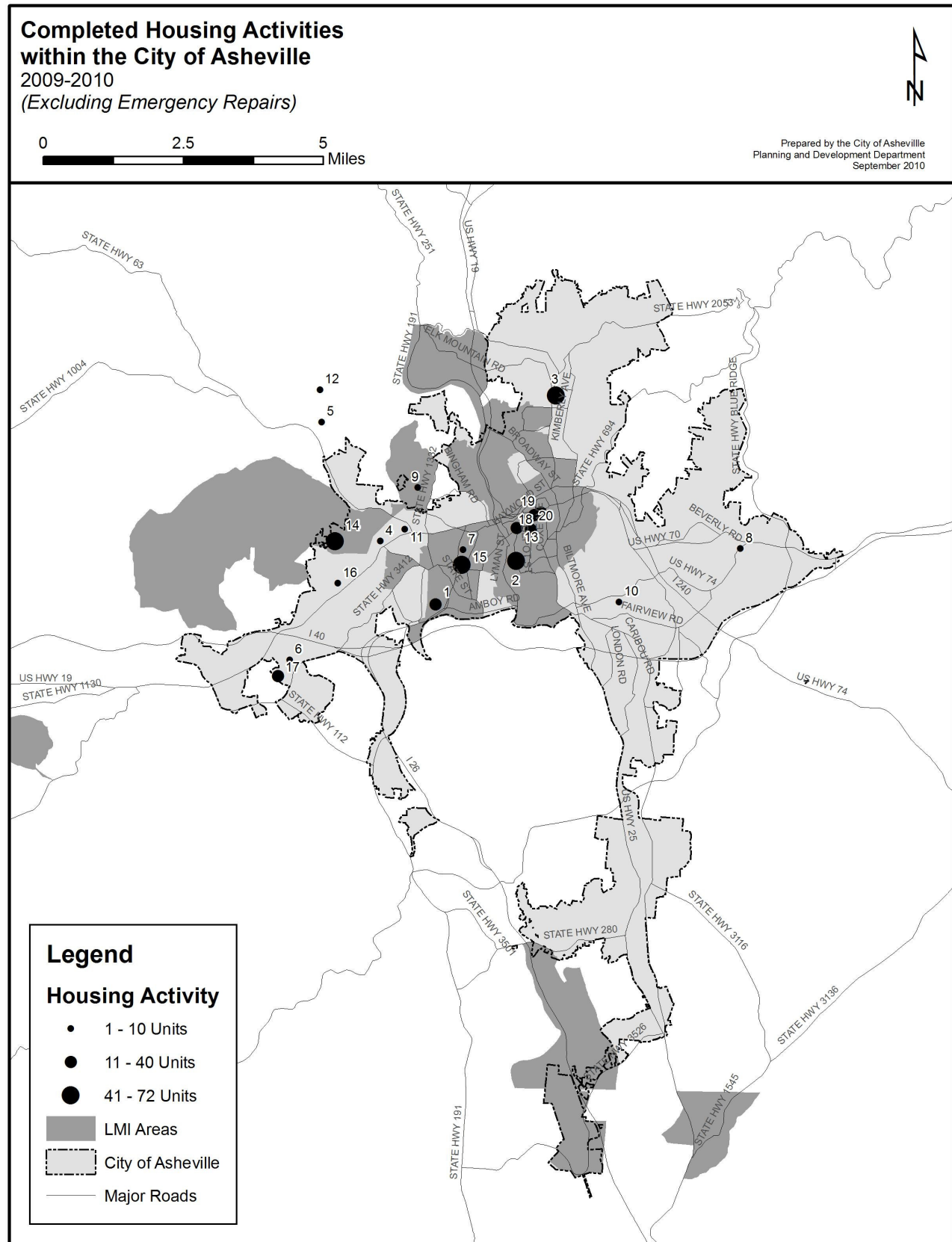
### OnTrack - Tenant Based Rental Assistance

19	Operated from 50 S French Broad Ave	28801	N/A	24	HOME
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### HACA- Tenant Based Rental Assistance

20	Operated from 165 S French Broad Ave Ste 1	28801	N/A	36	HOME
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## Map 1



## Section X and Maps

### Map 2 - Emergency Repairs

Map 2 Ref. #	Address	ZIP	PIN	Units	Units/Site	Units/ Category	Funding Source
MHO Emergency Repairs							
1	37 Arctic Rd	28806	MHP		1		CDBG
2	40 Arctic Ct	28806	MHP		1		CDBG
3	12 Arctic Rd	28806	9639-24-5033-00000		1		CDBG
4	70 Avalon Drive	28806	9654-00-7733		1		CDBG
5	63 Bingham Rd 46	28806	MHP		1		CDBG
6	295 Bingham Rd	28806	9639-46-6247-00000		1		CDBG
7	88 Blake Dr	28801	9654-16-8107-00000		1		CDBG
8	77 Boyd Ave	28806	9638-47-2295-00000		1		CDBG
9	41 Browndale Rd	28805	9668-35-9882-00000		1		CDBG
10	127 Brucemont Cir	28806	9638-26-4838-00000		1		CDBG
11	160 Burton St	28806	9638-46-3614-00000		1		CDBG
12	67 Clingman Ave	28801	9648-18-0913-00000		1		CDBG
13	7 Cornelia St	28801	9649-54-3889-00000		1		CDBG
14	9 Dairty Ct	28806	9639-24-5033-00000		1		CDBG
15	18 Davidson Rd	28803	9657-63-2786-00000		1		CDBG
16	92 Eastview Ave	28803	9657-09-7658-00000		1		CDBG
17	95 Elkmont Dr	28804	9730-87-9229-00000		1		CDBG
18	5 Enka Pine St	28715	9617-61-3002-00000		1		CDBG
19	125 Fairfax Ave	28806	9638-22-1802-00000		1		CDBG
20	60 Fairfax Ave	28806	9638-23-3504-00000		1		CDBG
21	2 First Street	28803	9658-00-9371-00000		1		CDBG
22	7 Floyd Drive	28803	9657-73-8404-00000		1		CDBG
23	22 Holland St	28801	9649-33-4891-00000		1		CDBG
24	16 Homewood Dr	28803	9658-40-6440-00000		1		CDBG
25	119 Houston St	28801	9639-91-5152-00000		1		CDBG
26	62 Hudson St	28806	9638-33-6391-00000		1		CDBG
27	106 Le An Hurst	28803	9656-27-3940-00000		1		CDBG
28	212 Le Vista Ln		9629-62-7521-00000		1		CDBG
29	21 MLK Dr	28801	9648-58-9702-00000		1		CDBG
30	7 MLK Dr	28801	9648-58-4402-00000		1		CDBG
31	686 New Haw Creek Rd	28805	9659-81-8797-00000		1		CDBG
32	42 Oak Park Rd	28801	9649-73-0279-00000		1		CDBG
33	1700 Old Haywood Rd	28806	9628-22-8132-00000		1		CDBG
34	36 Panola St	28801	9649-05-0159-00000		1		CDBG
35	31 Pine Grove	28801	9648-34-1867-00000		1		CDBG
36	70 Pleasant Ridge	28805	9668-53-5932-00000		1		CDBG
37	800 Raleigh Ave	28803	9647-95-0662-00000		1		CDBG
38	151 Reed St	28803	9647-78-8140-00000		1		CDBG
39	22 Reese Rd	28805	9659-82-6877-00000		1		CDBG
40	168 S. Grove	28801	9648-27-5901-00000		1		CDBG
41	81 Sand Hill School Rd	28806	9617-86-8155-00000		1		CDBG
42	159 Sand Hill Rd	28806	9628-93-7767-00000		1		CDBG
43	84 Smith Graveyard Rd	28806	9629-72-6724-00000		1		CDBG
44	85 Taft Ave	28803	9657-12-4315-00000		1		CDBG
45	12 W. Chapel Circle	28803	9657-04-9285-00000		1		CDBG
46	1077 W. Chapel Rd.	28803	9657-13-9202-00000		1		CDBG
47	43 Walton St	28801	9648-13-7104-00000		1		CDBG
48	15 Whispering Pines Dr	28803	9656-29-1414-00000		1		CDBG
49	40 White Fawn Dr	28801	9648-46-9501-00000		1	49	CDBG



## Section X and Maps

MHO Tier II Emergency Repairs						
50	19 Arborvale Rd	28801	9649-01-86460	1		CDBG
51	86 Taft Ave.	28803	9657-12-12940	1		CDBG
52	7 Vernell	28801	9648-16-5690	1	3	CDBG

## Map 2



## Section X and Maps

### Map 3 - Outside the City of Asheville

Ref. #	Address	ZIP	PIN	Units	Units/Site	Funding Source
MHO - Direct Homebuyer Assistance						
1	50 Banks Town Road, Weaverville, NC	28787	9742-13-6897-00000	1		HOME
2	268 Flat Creek Rd, Blk Mtn., NC	28711	0710-50-1687-00000	1		HOME
3	110 Gibbs Street, Swannanoa, NC	28778	9698-28-3935-00000	1		HOME
4	106 Indian Hills Dr., Leicester, NC	28748	8782-97-0669-00000	1		HOME
5	55 Indian Trail Rd., Candler, NC	28715	8697-22-6330-00000	1		HOME
6	5 D Lee's Creek Rd., Asheville, NC	28806	9629-28-1341-000	1		HOME
7	27 Libby Dr., Barnardsville, NC	28787	9765-74-3231-0000	1		HOME
8	18 Parkway Loop, Asheville, NC	28803	9667-14-7060	1		HOME
9	3 D Penley Avenue, Asheville, NC	28804	9730-25-6825-00000	1		HOME
10	25 Pisgah View Dr., Asheville, NC	28806	9628-17-5463-0000 & 9628-17-5247-0000	1		HOME
11	38-D Queen Road, Candler, NC	28715	9606-59-3911-C38D	1		HOME
12	68 Rathfarnham Road, Asheville, NC	28803	9655-30-3806-00000	1		HOME
13	6 Skyland Circle, Woodfin, NC	28804	9730-45-4123-00000	1		HOME
14	64 Woodcreek Circle, Swannanoa, NC	28778	9689-74-1332-00000	1		HOME
						14
MHO - New Construction - Elk Mountain Townhomes						
15	*3D Penley Avenue, Woodfin, NC	28804	973025684200000	1		HOME
15	5C Penley Avenue, Woodfin, NC	28804	973025598000000	1		HOME
						2
WCCA - New Construction - English House						
16	113 Locks Drive, Brevard, NC	28712		1		HOME
16	117 Locks Drive, Brevard, NC	28712		1		HOME
16	121 Locks Drive, Brevard, NC	28712		1		HOME
16	125 Locks Drive, Brevard, NC	28712		1		HOME

## Section X and Maps

### Henderson County Habitat for Humanity - Shuey Knolls

17	508 Ida Rogers Dr., Hendersonville, NC	28792	600094234	1	HOME
17	526 Ida Rogers Dr., Hendersonville, NC	28792	600095128	1	HOME
17	538 Ida Rogers Dr., Hendersonville, NC	28792	600096111	1	HOME
17	499 Ida Rogers Dr., Hendersonville, NC	28792	600095463	1	HOME
17	564 Ida Rogers Dr., Hendersonville, NC	28792	600099248	1	HOME
17	539 Ida Rogers Dr., Hendersonville, NC	28792	600097305	1	HOME
17	383 Ida Rogers Dr., Hendersonville, NC	28792	600090861	1	HOME
17	550 Ida Rogers Dr., Hendersonville, NC	28792	600096096	1	HOME
17	433 Ida Rogers Dr., Hendersonville, NC	28792	600092699	1	HOME
17	344 Ida Rogers Dr., Hendersonville, NC	28792	9690997646	1	HOME
17	399 Ida Rogers Dr., Hendersonville, NC	28792	600091727	1	HOME

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### The Housing Assistance Corporation - Henderson County Homebuyer Assistance 08-09

18	118 Victoria Springs Drive (also on Three Seeds), Flat Rock, NC	28726	9587464640	1	HOME
18	55 Victoria Springs Drive (also on Three Seeds), Flat Rock, NC	28726	9587474024	1	HOME
18	42 Victoria Springs Drive (also on Three Seeds), Flat Rock, NC	28726	9587461991	1	HOME

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### The Housing Assistance Corporation - Three Seeds Development

18	134 Victoria Springs Drive, Flat Rock, NC	28726	9587465579	1	HOME
18	118 Victoria Springs Drive, Flat Rock, NC	28726	9587464640	1	HOME
18	55 Victoria Springs Drive, Flat Rock, NC	28726	9587474024	1	HOME
18	42 Victoria Springs Drive, Flat Rock, NC	28726	9587461991	1	HOME
18	83 Victoria Springs Drive, Flat Rock, NC	28726	9587464843	1	HOME
18	88 Victoria Springs Drive, Flat Rock, NC	28726	9587462733	1	HOME

6

### MHO - Owner Occupied Rural Home Rehabilitation Program

19	362 Ox Creek Rd., Weaverville, NC	28787	976270488100000	1	HOME
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### MHO - Self-Help Homeownership Program - Self-Help Homes at Central Avenue Subdivision

20	217 Central Ave, Black Mtn, NC	28711	60985027200000	1	HOME
20	218 Central Ave, Black Mtn, NC	28711	60985227700000	1	HOME
20	222 Central Ave, Black Mtn, NC	28711	60985236600000	1	HOME
20	225 Central Ave, Black Mtn, NC	28711	60985034400000	1	HOME
20	226 Central Ave, Black Mtn, NC	28711	60985242300000	1	HOME

## Section X and Maps

5

### MHO - Self-Help Homeownership Program - Rehab (95% complete)

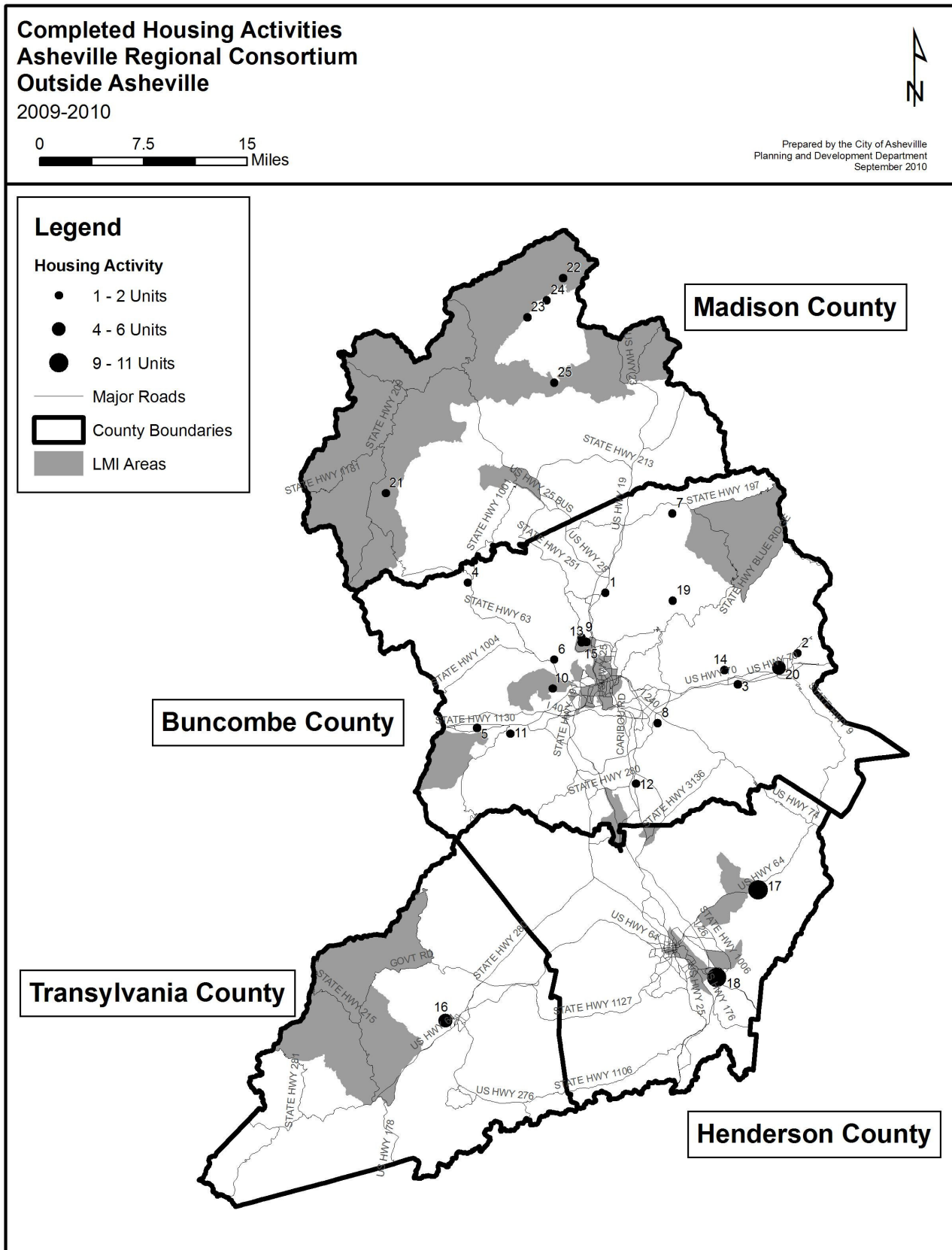
20	212 Central Av Black Mtn NC	28711	60985217800000	1	HOME
----	-----------------------------	-------	----------------	---	------

### CHC of Madison County - HOME Rural Rehabilitation

21	1111 Baltimore Branch Rd, Hot Springs, NC	28743	8756-62-9624	1	HOME
22	77 Grant Shelton Dr, Marshall, NC	28753	9824-34-5563	1	HOME
23	47 Johnson Circle, Marshall, NC	28753	9812-19-6361	1	HOME
24	131 Tater Gap, Marshall, NC	28753	9813-54-7275	1	HOME
25	114 Norton Drive, Marshall, NC (95% Complete)	28753		1	

5

# Map 3



## Section XI Beneficiary Data and Financial Summaries

Table 13 - Race &amp; Income characteristics of CDBG Program Beneficiaries

	ABCRC	Habitat	CCCS of WNC, Inc. On Track Financial Education & Housing	CCCS of WNC, Inc. On Track Homebase	COA N. Louisiana Sidewalks	COA Emma Sidewalks	COA Transit Infrastructure	EMSDC - Renaissance Redevelopment	EMSDC - Redevelopment	Helpmate 2 programs	Homeward Bound Louisiana Services	HB Home-less Svc	MHO Hsg Svcs.	MHO DPA	MHO ER	MHO Clingman Avenue Infrastructure	MHO/Green Opportunities Ashville GO	Mtn BizWorks - Micro Business Development	PLS Home-less Prev	WNC GBC Weed and Seed WX	Total
Persons or H'holds:	P	P	H	H	P	P	P	P	P	P	H	P	H	H	H	P	P	P	P	H	N/A
<b>Race</b>																					
White	396	61	983	143				1		181	40	2357	17	4	36	621	8	226	154	25	5253
Black/African Am.	394	2	228	112				19		47	11	729			17	2204	15	16	306	17	4117
Asian	5		7							1		1				4			0		18
Am. Indian/AK Native	2		3	6						1	1	36				14		2	1		66
Hawaiian/Pacific Is.	0		1	1								5							0		7
Am Ind/AK Nat & Wh.	0		4	3						1		4							0		12
Asian & White	0		3									0							0		3
Afr. Am. & White	0		11	7						8		9							3		38
Am.Ind/AK Nat. & Bl.	0		0	2								1							0		3
Other/Multi-Racial	6		23	1						34	2	10	0	0	0	71	2	13	22	0	184
<b>Total</b>	<b>803</b>	<b>63</b>	<b>1263</b>	<b>275</b>	<b>8000</b>	<b>2323</b>		<b>20</b>		<b>277</b>	<b>54</b>	<b>3152</b>	<b>17</b>	<b>4</b>	<b>53</b>	<b>2914</b>	<b>25</b>	<b>257</b>	<b>486</b>	<b>42</b>	<b>9701</b>
<b>Hispanic Ethnicity</b>	<b>80</b>	<b>26</b>	<b>55</b>	<b>18</b>						<b>43</b>		<b>55</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>83</b>	<b>5</b>	<b>31</b>	<b>4</b>	<b>0</b>	<b>408</b>
<b>Income</b>																					
Ext. Low (< 30% AMI)	299		280	184				2		223	52	3108			31	1504	13	74	453	18	6241
V. Low (31%-50% AMI)	415	30	109	58				16		31	2	43	3	2	21	533	10	77	29	17	1396
Low (51% - 80% AMI)	79	33	323	26				2		2	0	1	14	2		287	2	77	4	7	859
Moderate (> 80% AMI)	10	0	364	7						5	0	0			0	590		29	0	0	1005
<b>Total</b>	<b>803</b>	<b>63</b>	<b>1076</b>	<b>275</b>	<b>8000</b>	<b>2323</b>		<b>20</b>		<b>277</b>	<b>54</b>	<b>3152</b>	<b>17</b>	<b>4</b>	<b>52</b>	<b>2914</b>	<b>25</b>	<b>257</b>	<b>486</b>	<b>42</b>	<b>9501</b>
<b>Family Status &amp; Sp. Needs</b>																					
Female-Headed	253	28	324	160				1		84	21	685	4	3	7	631	11	77	335	31	2624
Disabled - not elderly	219	1	70	9						14	33	361			8	689	2	3	85	3	1494
Elderly	161	1	189	6							3	51			37	591	2	8	24	25	1073
Homeless	19			20						201	53	2452							38		2783
AIDS / HIV+	13										6	25									44

Table 14 - Race and Income Characteristics of HOME Program Beneficiaries

	AAHH - Enka Hills and Woodland Court	HACA - Tenant Based Rental Assistance	MHO Westmore Apartments	CCCS of WNC/OnTrack TBRA	H'mwd Bound TBRA	MHO DPA	MHO S/F Clingman Lofts	MHO S/F Bunc. Cty Elk Mtn	MHO Self Help Homeownership	MHO Buncombe County Rural Home Rehab	Henderson County Habitat for Humanity	Housing Assistance Corporation - Three Seeds Dev.	HendCo. DPA	Mad. Co Rehab	WCCA - English House	MHO - ADDI	Total
Data by Person/Household		H		H	H	H	H	H	H	H	H		H	H		H	
<b>Race</b>																	
White	17	19		10	9	14	8	2	4	1	7	4	4	5		5	73
Black/African American	1	16		13	3	0			1		3	2				1	23
Asian											1						1
Am. Indian/Alaskan Native		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Native Hawaiian/Pacific Is.																	0
Am. Indian/AK Native & Wh.																	0
Asian & White			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Black/African Am. & White																	0
Am. Indian/AK Native & Black																	0
Other/Multi-Racial			0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
<b>Total</b>	<b>18</b>	<b>36</b>		<b>24</b>	<b>12</b>	<b>14</b>	<b>8</b>	<b>2</b>	<b>5</b>	<b>1</b>	<b>11</b>	<b>6</b>	<b>4</b>	<b>5</b>		<b>6</b>	<b>98</b>
<b>Hispanic Ethnicity</b>	<b>8</b>			2		2			1		3					1	9
<b>Income</b>																	
Extremely Low (< 30% AMI)		26		15	11							3	3	1			33
Very Low (31% - 50% AMI)	6	7		6	1	2				1	7	3	1	4		1	26
Low (51% - 80% AMI)	12	3		3		12	8	2	5		4					5	39
Moderate (> 80% AMI)				0			0										0
<b>Total</b>	<b>18</b>	<b>36</b>		<b>24</b>	<b>12</b>	<b>14</b>	<b>8</b>	<b>2</b>	<b>5</b>	<b>1</b>	<b>11</b>	<b>6</b>	<b>4</b>	<b>5</b>		<b>6</b>	<b>98</b>
<b>Family Status &amp; Sp. Needs</b>																	
Female -Headed	11	13		11	5	5					6	6	4	1		2	40
Disabled (not elderly)	1	13		9	4	1						2	1	3			20
Elderly	1	3		0						1				2			3
Homeless		11		20	12												32
AIDS / HIV+																	0



**Table 15: Beneficiaries of Assisted Housing Activities by Location, Tenure, Age, and Income**

			Asheville			Buncombe (outside Asheville)			Henderson		Madison	Transylvania	
Tenure by Age & Income			Rehab Total	New Con. Total	Other Total	Rehab	New Con.	Other	New Con.	Other	Rehab	New Con.	Totals
Renters:													
	Elderly Renters:												
		0 - 30%	0	0	3				0				3
		31 - 50%	0	0	0				0				0
		51 - 80%	0	0	0				0				0
	Total Elderly		0	0	3	0	0	0	0	0	0	0	3
	Non-Elderly Renters:		0						0				
		0 - 30%	1	0	49				0				50
		31 - 50%	0	0	14				0				14
		51 - 80%	0	0	6				0				6
	Total Non-Elderly		1	0	69	0	0	0	0	0	0	0	70
Total Renters			1	0	72	0	0	0	0	0	0	0	73
Owners:									0				
	Elderly Owners:								0				
		0 - 30%	35	0	0				0		0	0	35
		31 - 50%	30	1	0				0				31
		51 - 80%	4	0	0				0				4
	Total Elderly		69	1	0	0	0	0	0	0	0	0	70
	Non-Elderly Owners:								0				
		0 - 30%	16	0	0				0	3	1		20
		31 - 50%	9	6	2			1	10	1	4		33
		51 - 80%	3	19	5		2	16	7	0			52
	Total Non-Elderly		28	25	7	0	2	17	17	4	5	0	105
Total Owners			97	26	7	0	2	17	17	4	5	0	175
Grand Totals			98	26	84	0	2	17	17	4	5	0	253

**Financial Summary**  
**Grantee Performance Report**  
Community Development Block Grant Program

**U.S. Department of Housing and Urban Development**  
Office of Community Planning and Development

OMB Approval No. 2506-0077 (Exp.3/31/94)

Public Reporting Burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600; and to the Office of Management and Budget, Paperwork Reduction Project (2506-0077) Washington, D.C. 20503. Do not send this completed form to either of these addresses.

1. Name of Grantee  City of Asheville	2. Grant Number  B-09-MC-370001	3. Reporting Period  From 07/09-06/10
---	---------------------------------------	---

**Part I: Summary of CDBG Resources**

1. Unexpended CDBG funds at end of previous reporting period (Balance from prior program years)	757,494
2. Entitlement Grant from form HUD-7082	1,235,870
3. Surplus Urban Renewal Funds	0
4. Section 108 Guaranteed Loan Funds	680,000
5. Program Income received by:	
a. Revolving Funds	0
b. Other (identify below. If more space is needed, use an attachment)	
See Financial Summary on following page	159,902      5,422
Total from each source	159,902      5,422
c. Total Program Income (Sum of columns a and b)	165,444
6. Prior Period Adjustments (if column is a negative amount, enclose in brackets)	
7. Total CDBG Funds available for use during this reporting period (sum of lines 1 through 6) (excl. s.108 )	2,158,808

**Part II: Summary of CDBG Expenditures**

8. Total expenditures reported on Activity Summary (incl. Subrecipient RLF expenditure; excl. S. 108 principal & interest payments)	1,290,736
9. Total expended for Planning, Administration, and Fair Housing activities	223,059
10. Amount subject to Low/Mod Benefit Calculation (line 8 minus line 9)	1,070,370
11. CDBG funds used for Section 108 principal & interest payments	2,849
12. Total expenditures (line 8 plus line 11)	1,296,278
13. Unexpended balance (line 7 minus line 12)	862,531

**Part III: Low/Mod Benefit This Reporting Period**

14. Total Low/Mod credit for multi-unit housing expenditures	0
15. Total from all other activities qualifying as low/mod expenditures	1,070,370
16. Total (line 14 plus line 15)	1,070,370
17. Percent benefit to low/mod persons (line 16 divided by line 10 this reporting period)	100%

<b>Part IV: Low/Mod Benefit for Multi-Year Certifications</b> (Complete only if certification period includes prior years)		
Program years (PY) covered in certification      PY_____ PY _____ PY_____		
18.	Cumulative net expenditures subject to program benefit calculation	
19.	Cumulative expenditures benefiting low/mod persons	
20.	Percent benefit to low/mod persons (line 19 divided by line 18)	
<b>Part V: For Public Services (PS) Activities Only: Public Service Cap Calculation</b>		
21.	Total PS expenditures	214,830
22.	Total PS unliquidated obligations	0
23.	Sum of line 21 and line 22	214,830
24.	Total PS unliquidated obligations reported at the end of the previous reporting period	0
25.	Net obligations for public services (line 23 minus line 24)	214,830
26.	Amount of Program Income received in the preceding program year	268,707
27.	Entitlement Grant Amount (from line 2)	1,235,870
28.	Sum of line 26 and line 27	1,504,577
29.	Percent funds obligated for Public Service Activities (line 25 divided by line 28)	14.28%
<b>Part VI: Planning and Program Administration Cap Calculation</b>		
30.	Amount subject to planning and administrative cap (grant amount from line 2 plus line 5c	1,401,314
31.	Amount expended for Planning & Administration (from line 9 above)	223,059
32.	Percent funds expended (line 31 divided by line 30)	15.92%
Form <b>HUD-4949.3</b> (06/24/93) ref Handbook 6510.2		

**Financial Summary  
Community Development Block Grant Program**

**A. CDBG Program Income**

***City of Asheville:***

Housing Loan Repayments (Principal & Interest)	39,779.15
Rents	10,872.90
Land Sales	109250.00
Miscellaneous	<u>0</u>
<b><i>Sub-Total for City</i></b>	<b><i>159,902.05</i></b>

***Subrecipient Program Income:***

Asheville Area Habitat for Humanity - Housing Services	5082.72
Mountain Housing Opportunities – Direct Homebuyer Assistance	<u>459.39</u>

***Sub-Total for Subrecipients*** ***5542.11***

**Total CDBG Program Income** **165,444.16**

**B. Prior Period Adjustments**

***Program Income Overstated for CAPER FY 08-09***

***Correct amount*** **\$**

***Adjustment***

**C. Loans and Other Receivables**

Principal balance of amortized City-wide Rehab Loans 1,657,332

## Reconciliation of Line of Credit (LOC) and Cash Balances to Unexpended Balance of CDBG Funds Shown on GPR

UNEXPENDED BALANCE (LINE 13 OF HUD 4949.3)	862,531
--	---------

LOC balance at June 30, 2010	854,868
------------------------------	---------

<b>ADD:</b> Cash on Hand:	
Grantee Program Account:	0
Subrecipient RLF Cash Balances	0
Section 108 - Cash Balance	0

<b>SUBTRACT:</b>	
Grantee CDBG Program Liabilities	80,900
Includes: Admin & Activity 863 (due to the City from program funds)	
Subrecipient CDBG Program Liabilities	0

<b>TOTAL RECONCILING BALANCE:</b>	<b>773,968</b>
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<b>DIFFERENCE</b>	<b>(88,563)</b>
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Note: Continue to research for difference with assistance from HUD Staff

## E. Calculation of Balance of Unprogrammed Funds

Amount of funds available during the reporting period (line 7 of HUD-4949.3)	2,158,808
Less: Subrecipient program income	<u>5542.11</u>
	2,153,266
<b>SUBTOTAL</b>	
Less: Total amount budgeted in City of Asheville accounts (shown in Table 12)	1,980,630
Under-budgeted / (over-budgeted) for the reporting period	<u>172,636</u>

## Financial Summary

### HOME Program

#### A. HOME Program Income received by City of Asheville in Reporting Year:

*Housing Loan Principal & Interest Repayments*

MHO - American Dream Downpayment Initiative

HAC - Downpayment Assistance

**Total HOME Program Income**

#### B. Reconciliation of Line of Credit (LOC) and Cash Balances to Unexpended Balance of HOME Funds

UNEXPENDED BALANCE (Table 1)		1,098,661
Prior Period Adjustments :		
UNEXPENDED BALANCE (Table 1)		1,098,661
LOC balance at June 30, 2010	1,056,751	
ADD: Cash on Hand:		0
Grantee Program Income Account	10214	
SUBTRACT:		
Grantee Program Liabilities		
Program & Admin expenses not drawn	78,726	
TOTAL RECONCILING BALANCE:		988,239
Difference		(110,422)

Note: Continue to research for difference with assistance from HUD Staff

#### C. Calculation of Balance of Unprogrammed Funds

Amount of funds available during the reporting period (Table 1)	2,558,275
Less: Total amount budgeted in City of Asheville accounts (shown in Table 13)	2,380,343
Under-budgeted / (over-budgeted) for the reporting period	<u>177,932</u>

**ASHEVILLE REGIONAL HOUSING CONSORTIUM  
CONSORTIUM-WIDE MATCHLOG, BY AGENCY**

**7/1/09 - 6/30/10**

**6/30/2010**

0

<b>FUNDED</b>	<b>CURRENT FY</b>	<b>MATCH</b>	<b>CURRENT FY</b>	<b>CARRYOVER</b>	<b>NET</b>
<b>AGENCY</b>	<b>HOME EXPEND</b>	<b>LIABILITY</b>	<b>MATCH CREDIT</b>	<b>MATCH</b>	<b>MATCH</b>
ASHEVILLE	82,997	20,749	1,232,286	3,442,368	4,653,905
BUNC CO	256,227	64,057	75,000	71,227	82,170
HAC	32,651	8,163	0	-312,387	-320,550
HEND CO	244,889	61,222	494,986	1,923,446	2,357,210
HENDERSONVILLE	0	0	0	11,431	11,431
MADISON COUNTY	0	0	0	-155	-155
MHO	400,960	100,240	0	-678,764	-779,004
WCCA	4,500	1,125	0	-88,783	-89,908
<b>TOTALS</b>	<b>1,022,224</b>	<b>255,556</b>	<b>1,802,272</b>	<b>4,368,383</b>	<b>5,915,099</b>

a. Net match carried over from 6/30/09	4,368,383
b. Match credit fiscal year ending 6/30/10	1,802,272
c. Total match credit available this fiscal year (a+b)	6,170,655
d. Total match liability fiscal year ending 6/30/10	255,556
e. Net match credit carried to fiscal year beginning 7/1/10	<u><b>5,915,099</b></u>

**Weed & Seed Grant Number #2009-WS-QX-0092****January 1, 2010 through June 30, 2010****West Riverside Operation Weed & Seed (WROWS), Asheville, NC****Report Completed by Rebecca Byrn, Site Coordinator**

The Site is in the Fourth Year of implementing the 5 Year Strategy

**1. COLLABORATIONS**

Partners have not changed during this reporting period. WROWS continues to sustain strong collaborations in the target area with WROWS contracted resource providers and build relationships with other organizations working in the targeted area. Common themes include: filling gaps, avoiding duplication of services and looking for ways for organizations to contract with residents. Additionally, WROWS participates in other city-wide collaborations that focus on gang prevention, economic opportunities for youth and school dropout prevention. 12 of 25 Steering Committee members are residents. Each of the four subcommittees is co-chaired by a resident. The Site Coordinator has regular contact with residents through the Weed & Seed Safe Havens, Community Meetings, Weed & Seed events, and Weed & Seed partner events.

**2. STEERING COMMITTEE MEETINGS**

The Steering Committee met 6 times during this reporting period:

1/25/10	2/22/10	3/22/10
4/26/10	5/24/10	6/28/10

The Executive Committee met 3 times during this reporting period:

2/15/10	3/16/10	5/10/10
---------	---------	---------

**3. AWARD BALANCES**

Balance as of 6/30/2010 is \$134,800 for grant #2009-WS-QX-0092.

	<b>Amount Budgeted</b>	<b>Amount Used</b>	<b>Amount Left</b>
<b>Personnel</b>	\$ 70,481	\$ 5231	\$ 65,251
<b>Fringe</b>	\$ 13,587	\$ 901	\$ 12,686
<b>Travel</b>	\$ 2,418	\$ 0	\$ 2,418
<b>Equipment</b>	\$ 0	\$ 0	\$ 0
<b>Supplies</b>	\$ 13,717	\$ 781	\$ 12,936
<b>Contracts</b>	\$ 38,737	\$ 0	\$ 38,737
<b>Other</b>	\$ 3,060	\$ 288	\$ 2,772
<b>Total</b>	\$142,000	\$ 7200.25	\$134,800

**4. SUSTAINABILITY**

WROWS continued to collaborate with and support established organizations committed to serving the targeted area after Weed & Seed funds are no longer available. Eight organizations were awarded a contract with Year 3 funds and nine organizations with Year 4. The organizations are matching every contract dollar with equal funding from outside sources. The Site Coordinator is assisting these organizations with exploring opportunities to help build their capacity and support their work in the target area.

Work concluded with the \$10,000 in Community Development Block Grant (CDBG) money dedicated to a Community Organizer who offered "Technical Assistance in the Weed & Seed area." The organizer was supervised by the WROWS Site Coordinator. The organizer worked door-to-door in the Weed & Seed area to help establish Neighborhood Organizations, shared information about Weed & Seed activities and recruited residents to become involved in the Weed & Seed effort. The organizer also distributed Weed and Seed newsletters door-to-door throughout the targeted area. Building strong Neighborhood Associations is an integral part of our Sustainability plan.

Supervision of the initiative has moved from the Parks, Recreation & Cultural Arts Department of the City to the Administrative Services Department - Community Relations Division within the City Manager's Office. This move will facilitate easier cross-departmental involvement in the initiative as it moves forward. A 21<sup>st</sup> Century Community Learning



Center grant was initiated through WROWS beginning in October 2009.

At the October 9, 2008 Steering Committee meeting, members stated they want the following aspects of the Weed & Seed strategy to continue after DoJ funding ceases: for the community to stay organized, for parents and youth to stay employed, for current programs to keep running, community beautification, for people to keep their lots clean, resident input in programming from outside organizations, for neighborhoods outside of the Safe Haven neighborhoods to feel connected, to develop community leaders. All of these factors will be integrated into the final sustainability plan. The next step is to continue discussions about how the initiative will be structured in the future.

Work has stalled on the sustainability plan due to a number of factors related to the Steering Committee. Momentum has slowed due to the previous site coordinator's maternity leave, accepting a new position with the City of Asheville and the delay in hiring the current site coordinator. The newly elected Chair of the Steering Committee resigned after two months. Additionally, two other members also resigned. The Steering Committee is lacking strong leadership. Attendance among members has been inconsistent. The Steering Committee has been reluctant to vote off members until the election of new members. A transitional Chair person has been named, who will serve until a permanent Chair person is found. The focus has been on recruitment for the last three months. Two orientations were held at the Safe Havens. Over the next six months, the Steering Committee will focus on revising the strategy and further developing the sustainability plan.

Additional leveraged sources include a 21<sup>st</sup> Century Community Learning Center grant. The award was for approximately \$415,000 over a four year period. Two afterschool programs for middle and high school students performing below grade level has been offered at the two WROWS safe havens. This program is helping to sustain our Prevention/ Intervention/ Treatment plan.

#### 5. EVALUATION

Subcommittees evaluated progress of approved goals and objectives and priorities were reviewed and adjusted where necessary. Logic models and feedback from Community Oriented Problem Solving meetings were used in the prioritization process.

An outside evaluation was completed through Western Carolina University's Public Affairs program. The evaluator assessed strategy goals and objectives and conducted a survey of WROWS residents. Residents were asked to rate how effective they believe WROWS has been in meeting our goals and objectives. Overall, "residents of both the Pisgah View and Burton Street neighborhoods perceive improvements in nearly every area addressed by the survey." Additionally, the validity of our outputs was addressed.

The Executive Committee met last period to discuss revising objectives and outputs based upon the evaluation findings. Due to the resignation of the Chair, the Executive Committee has not revised the strategy to include the evaluation findings. Work will continue on revising the strategy based upon the evaluation findings over the next reporting period.

#### 6. STATUS OF GOALS AND OBJECTIVES

##### \*Law Enforcement\*

Collaborations and coordinated efforts are both functioning effectively as we pursue our objectives. Weed & Seed activities are being implemented as planned.

From January 1, 2010 through June 30, 2010, the following items were accomplished:

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#### **Goal 1: Reduce drug trafficking and related crime(s).**

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##### *Objective 1: To provide strict enforcement of drug crimes and related offenses. (Continued)*

- APD has conducted 530 hours of Weed and Seed patrols in the target area resulting in 100 arrests for illegal drugs, weapons charges, outstanding warrants, and other offenses.
- APD charged 76 individuals with being a Habitual Felon, 9 of the 76 offenders being from the target area.
- APD seized 36.7 grams of marijuana, 266 rocks of crack cocaine, 81 dosage units of various controlled substance and 2 firearms from the targeted area.
- Since implementation began in February 2007, APD and DEA have prosecuted 6 individuals from the target area for illegal drug trafficking, resulting in combined federal prison sentences of 52 years in federal prison.
- APD and DEA are completing an Organized Crime Drug Enforcement Task Force (OCDETF) case that has resulted in 30 arrests for cocaine trafficking. This trafficking organization is responsible for the majority of the cocaine

distribution in the Weed and Seed target area. Seven of the defendants arrested, directly supplied street dealers in the target area. 28 out of the 30 defendants have been convicted and sentenced. Their sentences total 273.5 years in federal prison. The last two defendants are waiting to face trial.

- APD continues to work with the United States DEA, BATF, and Marshals, in a taskforce relationship. One APD officer is assigned to the DEA taskforce, one APD officer is assigned (part-time) to the BATF taskforce and 12 officers are assigned (part-time) to the U.S. Marshals Appalachian Fugitive Investigative Strike Team (AFIST).

**Objective 2:** *To increase community support for criminal enforcement efforts. (Continued)*

- APD officers continued to regularly attend Community Association meetings and Weed and Seed meetings within the target area where they worked cooperatively to address complaints and concerns in the target area. APD staff attended a minimum of 20 community meetings during this time period.
- The Housing Authority of the City of Asheville (HACA) continues to print photos of individuals arrested in the Pisgah View Apartments Community in its monthly newsletter.
- The Citizen's Police Academy scheduled for Spring 2009 was cancelled due to low enrollment. It was decided that the Academy is not a high priority for community members at this time. An alternative activity that still focuses on improving trust between community members and law enforcement will be explored.

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**Goal 2: Reduce crime and improve public safety.**

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**Objective 1:** *To provide for enforcement of all applicable local, state, and federal laws. (Continued)*

- APD Weed & Seed Officers worked 530 hours. This is in addition to hours worked by APD West District Patrol, Asheville Housing Safety Team and the Drug Suppression Unit.
- APD had 100 physical arrests within the target area including 9 habitual felons.
- APD served 216 citations and 75 warrants within the target area.
- APD seized 2 firearms.
- APD is conducting weekly directed patrols to reduce and prevent prostitution and drug crimes in the Weed & Seed area.

**Objective 2:** *Address motor vehicle and traffic issues in the community. (Continued)*

- APD continues to work in conjunction with the City's Traffic Engineering Dept. to address traffic and motor vehicle problems. Actions include but are not limited to monitoring traffic violations at key intersections in the Weed & Seed designated area.
- APD has written 216 citations for traffic offenses and other misdemeanor crimes.

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**Goal 3: Increase state and federal prosecution for gun crimes.**

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**Objective 1:** *To provide strict enforcement of all applicable local, state, & federal laws. (Continued)*

- APD seized 2 firearms during arrests in the target area.
- Since implementation began in February 2007, APD and BATF have prosecuted 6 individuals for federal firearms violations from the target area. Three of these individuals were sentenced in federal court to 15, 10 and 6 years in federal prison. The fourth individual was sentenced and incarcerated for 5 years. The two wanted suspects have been captured, but are awaiting trial.

**Objective 2:** *Address illegal gun possession issues in the target area. (Continued)*

- WROWS received a NC Governor's Crime Commission (NCGCC) Project Safe Neighborhoods grant for gun violence prevention. Gang prevention officers held a Gang Resistance Education and Training (GREAT) Families training at the Pisgah View Community Center Safe Haven in spring of 2009. Thirty (30) people were served. Officers also worked overtime targeting gun and gang violence in the Weed & Seed targeted area.
- APD held a "Gun Buy-Back" in December 2009 across the city with one of the sites at the Burton Street Safe Haven. 78 guns were collected in the target area.
- A gun violence prevention film project was completed in June 2009. Youths within the target area worked as interns, contributing their knowledge of and concerns about gun violence to the project. The film was shared with law enforcement, school groups and appropriate non-profit organizations throughout Asheville. The City of Asheville posted one of the Public Service Announcements from the film on its YouTube channel. Furthermore, the City is currently writing an article on the project. Distribution of the film will continue to interested groups.

**Goal 4: Utilize code enforcement to address nuisance issues in the West Riverside area.****Objective 1: To provide strict code enforcement in the area. (Continued)**

- APD continues to report code enforcement issues to the proper departments within the City of Asheville.

**Objective 2: Address nuisance issues in the target area. (Continued)**

- Strict code enforcement (based on complaints) has continued in the target area with respect to the issue of dilapidated and problem properties. Residents and law enforcement officers have taken an aggressive approach in dealing with landlords of problem properties.
- In Fall 2009, representatives from the City's fire, police, building safety, public works and planning departments came to a Steering Committee meeting to inform community members about the process for filing a code enforcement complaint. Those in attendance felt more comfortable with the process and knowing which department is responsible for specific problems. This meeting also served to help build relationships between city representatives and residents.

**\*Community Policing\***

Community policing efforts have been affected by the increase in criminal activity, a shift in demographics in Pisgah View Apartments and economic downturn. Officers attempt daily to outreach to residents, but typically must abandon such efforts to respond to enforcement related issues. APD has weeded out most of the problems in Pisgah View Apartment and the backfill has been new problem residents. Many officers have been forced to seek supplemental employment which has resulted in a lack of volunteerism. There is a concerted effort to improve community policing over the next coming months.

From January 1, 2010 through June 30, 2010 the following were accomplished:

**Goal 1: Enhance the relationship between the community and law enforcement.****Objective 1: Develop collaborative community programs to promote trust between the community and law enforcement. (Continued)**

- APD continued a rapport with established neighborhood groups and regularly attended scheduled meetings to discuss issues and feedback.
- APD continues to give presentations on gangs to organizations working in the Weed & Seed area.
- A gun violence prevention film project was completed during the last reporting period. Youths within the target area worked as interns, contributing their knowledge of and concerns about gun violence to the project. The film was shared with law enforcement, school groups and appropriate non-profit organizations throughout Asheville. The City of Asheville posted one of the Public Service Announcements from the film on its YouTube channel. Furthermore, the City is currently writing an article on the project. Distribution of the film to interested groups will continue.
- A building monitor for the Pisgah View Community Safe Haven continued to work through this reporting period. The building monitor relays safety information to APD.
- Work began on establishing a Police Activities League (PAL) program. The Chief Court Counselor (North Carolina Department of Juvenile Justice) for our district has signed a Memorandum of Agreement to refer youth to the 21<sup>st</sup> Century Community Learning Center program that is tentatively planned to roll into a PAL program. Work focused on law enforcement working with court involved youth will continue through a Community Technology Center at the Burton Street Safe Haven.

**Objective 2: Address community problems by using organized problem-solving. (Continued)**

- APD Community Resource Officers and Weed & Seed officers regularly attend scheduled community meetings to address issues in their areas. Follow-up meetings are held to discuss actions taken.
- Organized problem-solving is achieved through a process of complaint analysis and investigation (SARA model) based on empirical data with strategies employed for issue resolution.
- Community Oriented Problem Solving Meetings are being planned for the fall. Meetings had been planned for the spring but the Steering Committee felt they should be delayed. The initiative needed to focus this reporting period on attracting new community residents in order to replace disengaged Steering Committee members. The Steering Committee is currently addressing the structure and goals of these meetings to ensure effectiveness and incorporate lessons learned from previous meetings.

**Objective 3: Reduce the potential for crime in the community. (Continued)**

- Through continued contact with community groups, APD has gained a level of mutual trust about processing citizen

complaints and addressing issues.

- APD continues to use smaller beats within the target area so officers have better coverage and provide more specific attention to the area. Bike patrols have been initiated in the Weed & Seed area. Bike patrols have allowed officers to be more visible and accessible to community residents. Two bicycles were purchased this reporting period to assist in this effort.
- Crime Prevention through Environmental Design (CPTED) principles continues to guide efforts within the Weed & Seed area.

**\*Prevention/Intervention/Treatment\***

Collaborations and Coordinated efforts are both functioning effectively as we pursue our objectives. Weed & Seed activities are being implemented as planned with the following exceptions:

- Under Goal 1, the part of the implementation plan that reads, “**By Spring 2008 – initiate conversations with HACA concerning play ground builds**” has not been met. It has been suggested this should no longer be a priority because of a lack of funding.

The status of each Prevention/Intervention/Treatment objective is noted below. From January 1 2010 through June 30, 2010, the following items were accomplished:

**Goal 1: To provide accessible programs for youth in the target area.**

*Objective 1: Establish the Pisgah View and Burton St. Community Centers as safe havens within the study area.*  
(Continued)

- The I Have a Dream program continued to provide free after-school programming for youth in grades 3-6 as well as a summer enrichment camp out of Building 16 in Pisgah View Apartments. Due to the economic downturn, the organization received less funding from their funders then in previous years and sought other funding sources. The I Have a Dream Foundation was awarded a resource provider contract with Year 4 funds.
- The YMCA continued to run its Y-Achievers program in the Pisgah View safe haven. Due to the economic downturn, the organization received less funding from their funders then in previous years and sought other funding streams. The YMCA was awarded a resource provider contract with Year 4 funds.
- Asheville Parks and Recreation continued to offer after-school and summer programs at the Burton Street Community Center. Their programs include but are not limited to homework assistance, cultural and recreational programs, teen and senior programs, and field trips for parents and youth. These programs are run without Weed & Seed funding.
- WROWS contracted with the following resource providers to offer youth services at the Safe Havens with Year 3 funds: Children First’s Project MARCH youth tutoring and enrichment program, LEAF in Schools and Streets Creative arts programming for youth, Slow Food Asheville healthy cooking classes. Those organizations served a total of 75 youth from the Weed & Seed designated area. I Have a Dream, Children First, and Slow Food Asheville and YMCA will be offering after-school programming at the Safe Havens with Year 4 funds.
- Computers were donated for the establishment of a Computer Technology Center at the Burton Street Safe Haven. A local non-profit, ARP/Phoenix, provided initial funds for a staff person to oversee the use of the computers during specified hours. The Neighborhood Association has now assumed financial responsibility for the computer technology center. Work will continue to strengthen this program through partnerships with local non-profit organizations.
- A broadband stimulus proposal has been submitted on behalf of local partnering agencies for a Community Cloud Computing Project which seeks to expand Public Computing Center (PCC) access to vulnerable populations and implement a complementary and innovative Sustainable Broadband Adoption (SBA) strategy. If the proposal is approved, this project would be implemented at Burton Street Safe Haven and Pisgah View Safe Haven, in addition to other Asheville facilities. These grant funds will also be used to purchase additional computers and hire a full-time lab attendant at each site.
- WROWS was awarded a 21<sup>st</sup> Century Community Learning Center grant through the NC Department of Public Instruction. The funding is supporting the operation of two afterschool programs at the safe havens. The programs address a significant gap in services by focusing on middle and high school students who are not performing at grade level. 21<sup>st</sup> CCLC served 41 youth from the Weed & Seed area at Safe Havens during the 2009-2010.

**Objective 3: Implement youth job training program (Project Apprenticeship) (Continued)**

- WROWS continues relationships with youth job training initiatives throughout the City of Asheville including the Mayor's RICH Task Force and Asheville GO.
- Asheville GO was awarded a contract to be a resource provider with Year 3 and 4 funds. Their program placed 9 participants in jobs or apprenticeships with their Year 3 contract.
- WROWS was able to train 7 interns from the Weed & Seed area in film production through our special emphasis initiative. The project allowed the students to share their input concerning gun violence in the Weed & Seed area. The project also provided the opportunity for the young adults to strengthen relationships with law enforcement as officers were consulted and filmed as part of the project.
- Seven (7) of the 30 youth participating in the City of Asheville Youth Leadership Academy (CAYLA) live in the targeted area. CAYLA places high school students from families with low-incomes in an eight-week long summer internship under the direct supervision of professionals in city government and non-profit organizations.
- The YMCA continues to offer job training skills in its Y-Achievers classes that are held at Pisgah View Apartments safe haven.

**Objective 4: Provide childcare options with expanded hours for parents working evening shifts. (Continued)**

- Four (4) youths attended the "Be a Safe Sitter, Know Your Local Law Enforcement" workshop and became certified babysitters through the Red Cross in the Fall of 2008. The workshop scheduled for spring was cancelled due to low enrollment. The Steering Committee is looking at an alternative activity that will serve the same purpose.
- The AmeriCorps VISTA member working with WROWS was not able to complete the babysitting network as planned. This work will continue through the P/I/T subcommittee.

**Objective 5: Provide accessible sports activities & equipment for youth living in the study area. (Continued)**

- WROWS continues to work with APD to establish a Police Athletic League. WROWS continues to look for ways to partner with the existing Upfront Management and Sports organization.
- Local churches will be approached in 2010 in an effort to arrange transportation for youth to and from athletic league events. Due to the site coordinator's maternity leave and acceptance of a new position, discussions have stalled. Furthermore, there was a delay in hiring a new site coordinator. Two churches which showed interest in supporting WROWS in previous years were approached again in this reporting period. Unfortunately, they are not expressing interest now but other churches within the targeted area will be approached this period.

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**Goal 2: Increase parent involvement in education and after-school activities.**

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**Objective 1: To provide opportunities for parents to communicate with teachers, administrators, and after-school staff. (Continued)**

- The FACES program, Project MARCH, 21<sup>st</sup> CCLC, and River of Life's Impact Tutoring program all focus on creating opportunities for parents to communicate with teachers, administrators and after-school staff.
- The Weed & Seed Coordinator serves on the school system's School Success Council. The Council focuses on dropout prevention. This partnership allowed for a very successful parent information session (organized by Asheville City Schools staff) to be held at the Pisgah View safe haven.
- LEAF in Schools & Streets had hired two Site Recruitment Coordinators (a community member) to build strong relationships between residents and their organization in their Year 2 contract. They determined with their Year 3 contract not to hire coordinators but rather utilize Children First's Parent Coordinator and Burton Street staff. These on site employees already had a relationship and attention of the communities' parents.
- ARP/Phoenix continues to offer parenting classes (without support from WROWS) in which they perpetuate the network developed through their original Parent Resource Network implemented through a WROWS contract.
- Five (5) out of nine contracted resource providers had a parent involvement piece in their Year 3 activities. Four (4) out of nine contracted resource providers have a parent involvement piece in their Year 4 activities. 21<sup>st</sup> Century Community Learning Center works collaboratively with partners to address community (parent) involvement so that they can meet the parents/family needs better and with sustainable programs.

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**Goal 3: Improve health and nutrition for residents of the West Riverside area.**

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**Objective 1: Increase on-site health/medical services. (Continued)**

- Western Carolina Community Health Services operates a clinic within the Weed & Seed target area. Rather than bringing services to the safe havens, the initiative will focus on making community members aware of the organization's presence.
- Manna Food Bank provided healthy snacks for homework club participants through the City of Asheville Parks and Recreation Department and Project MARCH. They also provide free healthy food to Pisgah View residents on a monthly basis.
- Contracted resource provider Slow Food Asheville, held eight cooking classes with the I Have a Dream program and parent volunteers which focused on nutritional education. They have been awarded another contract with Year 4 funds. They plan to expand their programming to include adult nutritional cooking classes at Pisgah View safe haven.
- The Pisgah View Community Peace Garden declined their contract as a resource provider. They have chosen to continue their programming without the funds of Weed & Seed. A recent survey shows the garden is an important link to information about healthy living for residents of the Weed & Seed area.
- Narcotics Anonymous holds weekly meetings at the Burton Street Safe Haven
- A contract with Stepping Stones Recovery Home (drug and alcohol addiction program) and WROWS has just been completed. The home is located within walking distance of the Burton Street Safe Haven and all members of the home are integrated into Weed & Seed community activities.

#### \*Neighborhood Restoration\*

Collaborations and Coordinated efforts are both functioning effectively as we pursue our objectives. Weed & Seed activities are being implemented as planned with the following exceptions:

- Under Goal 1, the part of the implementation plan that reads, “**April 2007 – Bring NAACP job fair to Weed & Seed area**” was not met. WROWS is currently working with HACA’s Job Training and Employment Coordinator and Burton Street Recreation Center Director to inform residents about similar opportunities throughout the City.
- Under Goal 1, the part of the implementation plan that reads, “**Fall 2007, set up transportation link with AB Tech and additional childcare**” was not met. It was requested, by the funding agency, that the Project Safe Neighborhoods sub-grant monies dedicated to this goal be repurposed. Progress as it relates to approaching local churches to fill this gap was limited in this reporting period. Two churches were approached but they have not shown interest in providing this service. Therefore work on this goal will continue over the next 6 months.
- Under Goal 1, the part of the implementation plan that reads, “**Spring 2008 - organize ID/drivers license registration opportunity (Burton St. & Pisgah View)**” was not met. It has been suggested that this should no longer be a priority.
- Under Goal 4, the part of the implementation plan that reads, “**Fall 2006 – Assess and inventory vacant and buildable lots**” was not met. This item has been removed from the implementation plan as there are existing organizations that focus on creating affordable housing currently working in the area. This area of Asheville is experiencing construction growth. The main concern is that the affordable home stock is a significant proportion of the new homes being built on vacant lots. The Neighborhood Restoration subcommittee will work to recruit members of the aforementioned organizations to join the subcommittee.

From January 1, 2010 through June 30, 2010, the following items were accomplished:

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#### **Goal 1: Increase job readiness among youths and adults.**

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##### *Objective 1: To increase enrollment in Job Link and other job readiness programs. (Continued)*

- WROWS purchased GED software and books to be used at the Pisgah View Safe Haven. HACA’s Training and Employment Coordinator will use these items in conjunction with the five computers APD bought for the Safe Haven. WROWS supports the work of HACA’s Training and Employment Coordinator who continues to work with AB Tech Community College to increase enrollment from the targeted area. GED classes are also a part of a plan to develop a “Community Technology Center” at the Burton Street Recreation Center Safe Haven. There has been a renewed effort to assist residents in enrolling in GED classes as most employers require a minimum of a GED. Furthermore, positions that do not require a GED are dead-end jobs which are also low-waged. The fear is those types of positions will not result in economic independence.
- HACA received \$5.9 million in Economic Stimulus funds to repair and weatherize four public housing developments. Pisgah View was selected as one of those developments. A Weed & Seed area business was contracted to retrofit apartments. Funds are also being used to hire Asheville GO members and public-housing residents to perform some of the weatherization work.

*Objective 2: To increase enrollment in occupational skills training. (Continued)*

- The Pisgah View and Burton Street community gardens continue efforts to create economic opportunities for residents. The community gardens are in close proximity to the two safe havens.
- The HACA Training Coordinator and Family Self Sufficiency Coordinator are now working onsite with residents of Pisgah View to address economic independence. Forty-five (45) Pisgah View residents are currently enrolled in HACA Employment and Training Program.
- Seven (7) youth from the target area were given the opportunity to work as paid interns for a Weed & Seed sponsored film project addressing gun violence.
- WROWS continues to build its relationship with Asheville Green Opportunities (Asheville GO), a job skills training program focused on green jobs. Much of the organizations work focuses on the Weed & Seed area. The organization was awarded a contract to be a resource provider. Their program served 16 participants, with 9 members receiving certification in OSHA Construction Safety and 9 placed in jobs or apprenticeships.

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**Goal 2: Enhance Community Facilities, with particular attention to Safe Haven sites.**


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*Objective 1: Increase space for community service programming in Pisgah View (Met)*

Phase 1 of the Building 16 renovations in the Pisgah View Apartments Development (the entire project will use \$160,000 of CDBG funds) is complete and The I Have a Dream program is now operating out of that space. Phase 2 was completed this summer. The Project MARCH program moved into the new space. Building 16 is an additional community resource center in conjunction with the Pisgah View Community Center Safe Haven.

*Objective 2: Improve the Burton Street Community Center (Met)*

\$215,000 in renovations and upgrades to the Burton Street Community Center have been completed. \$155,000 came from CDBG funds and \$60,000 came from the City of Asheville.

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**Goal 3: Develop self employment and small business opportunities.**


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*Objective 1: To increase enrollment in small business support programs. (Continued)*

Effort was made in August 2008 to have a local Community Based Development Organization establish a small business incubator in a vacant building on Hanover Street within the designated Weed & Seed area. Another party bought the building before the group had the opportunity to bid on the property. WROWS continues to look for ways to address this goal.

*Objective 2: To bring vacant retail bldg. on State St. & Hanover St. back into commercial use. (Met)*

Effort was made in August 2008 to have a local Community Based Development Organization establish a small business incubator in a vacant building on Hanover Street within the designated Weed & Seed area. Another party bought the building before the group had the opportunity to bid on the property. Local law enforcement and ALE are keeping a close eye on the new establishment as they have a liquor license and the sale of alcohol has proved to be problematic in the past for this particular location.

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**Goal 4: Make residential streets cleaner and safer.**


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*Objective 1: To reduce litter and dumping. (Continued)*

- The Burton Street Community Association continues to hold monthly clean-ups using resources from the non-profit organization, Asheville GreenWorks. In April, a resident clean up took place in Pisgah View which resulted in the volunteering of 35 residents. More clean-ups are scheduled for the next reporting period. Work has continued with Asheville GreenWorks to clean-up illegal dump sites and remove graffiti. Their program includes clean-up and beautification projects that revolve around the input gathered from residents. Asheville GreenWorks was awarded a WROWS contract with Year 3 funds. Because of the great success with their Year 3 contract, another contract has been awarded to them with Year 4 funds.
- The Burton Street community is now working with Asheville Design Center (ADC) and Western North Carolina Alliance (WNCA) in designing their Neighborhood Plan. They have assisted the community in envisioning their future. This plan solidifies the vision residents already had about their community and creates an action plan to be implemented in order to make the vision a reality. These organizations will facilitate the implementation of this plan by “helping

identify funding sources, expanding grant writing skills of community members and assisting with the navigation of City planning policies.”

- A large-scale neighborhood clean-up took place in April 2009. WROWS was a key player in organizing the clean-up day proposed by regional members of the Church of Jesus Christ of Latter Day Saints. Church members partnered with community members in canvassing senior citizens and single moms needing small scale emergency home repairs. The repairs were addressed on the clean-up day in which over 200 volunteers participated. Volunteers consisted of community and non-community members.

*Objective 2: To reduce traffic and speeding problems on specific streets (Continued)*

- \$15,000 in CDBG funds went towards community supported traffic calming in the Burton Street Community. Speed humps and three-way stop signs have been installed.
- The stop signs installed on Michigan Avenue continues to be effective as a traffic calming measure.

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**Goal 4: Increase home ownership and reduce vacant lots.**

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*Objective 1: Develop vacant lots for housing. (Continued)*

16 permits were pulled for new housing in the target area in 2009

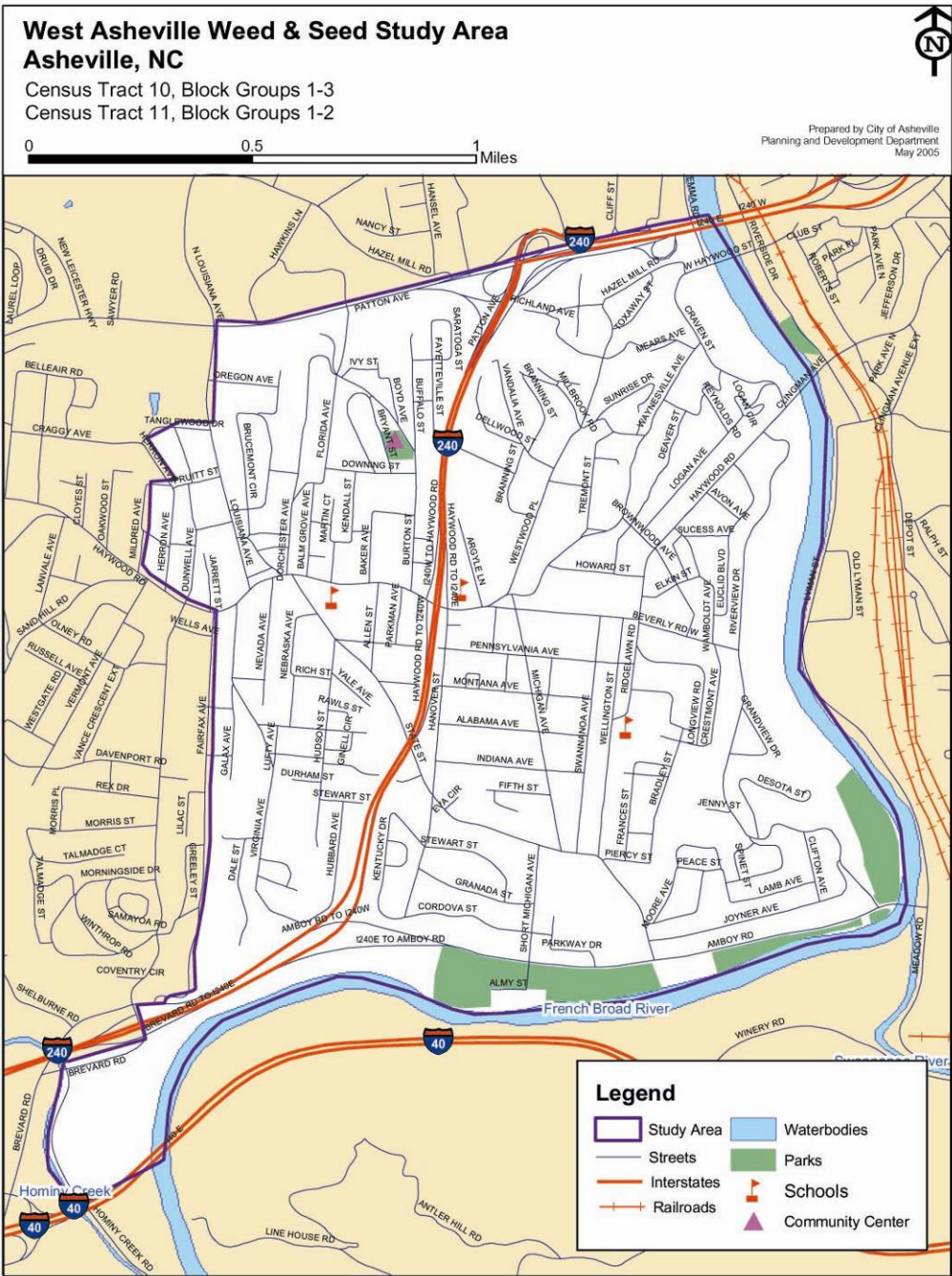
*Objective 2: Reduce the number of nuisance properties. (Continued)*

12 permits were pulled for housing repairs within the target area in 2009.

*Objective 3: Increase enrollment in home ownership programs. (Continued)*

- One hundred twenty two (122) individuals and families living in the designated Weed and Seed area received financial/housing counseling through our contracted resource provider OnTrack Financial Education and Counseling in Year 3. They have exceeded their original goal of serving 100 families primarily due to the economic and housing crisis. They were also awarded a WROWS contract for Year 4 and their programming will begin in fall of 2010.
- In this reporting period, five (5) families from Pisgah View Apartments moved into Section 8 housing. Two (2) families are currently enrolled in HACA Family Self Sufficiency program. One of those families has been placed in Project 19. Project 19 is 28 units of scattered-site housing set aside for people that are seriously striving to achieve homeownership. They have the opportunity to move out of their crime-infested, drug-ridden neighborhoods and experience what it is to live in a neighborhood that is stable.







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